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CITY OF EUREKA

GENERAL PLAN

HOUSING ELEMENT

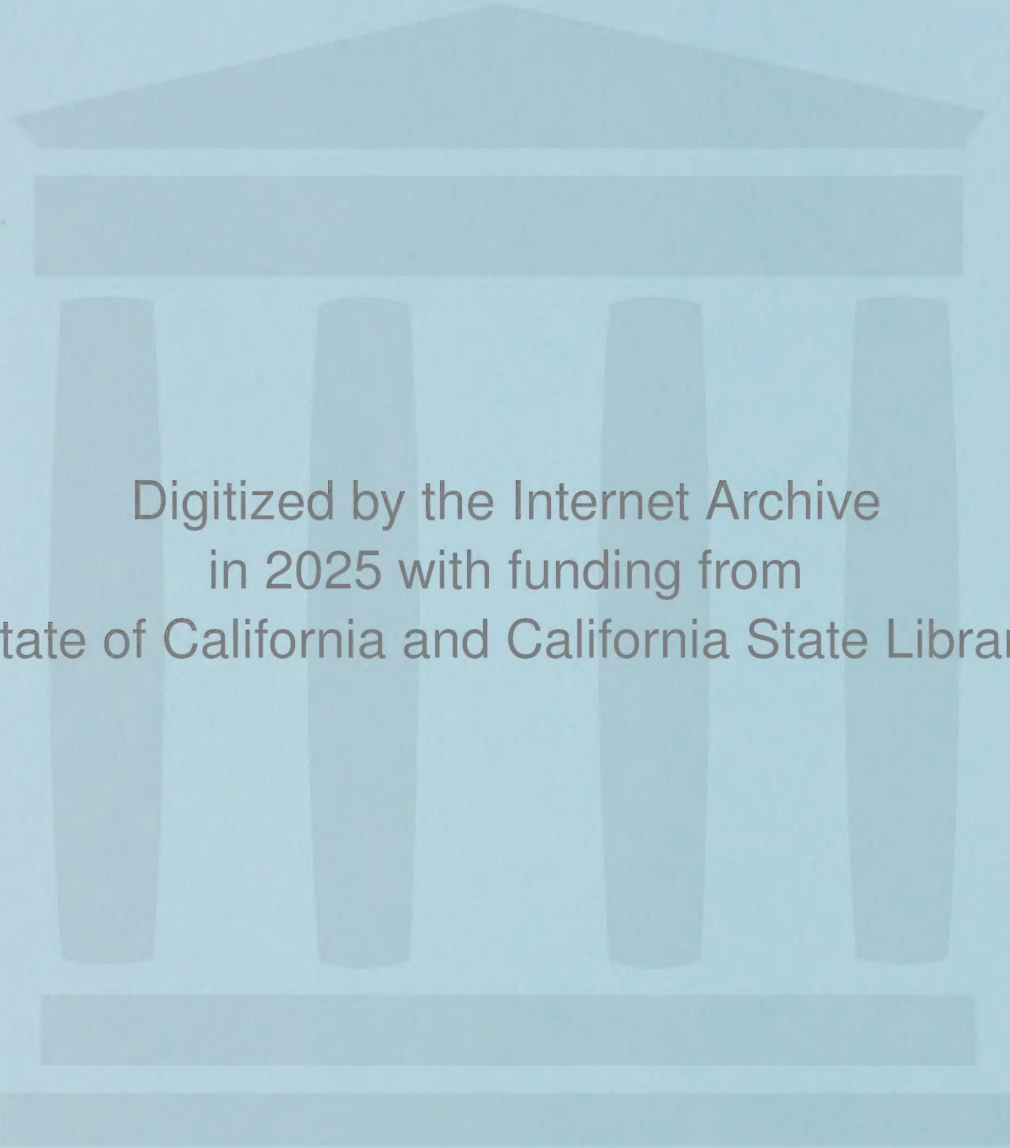
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Adopted
NOVEMBER 16, 1993

Amended
JUNE 29, 1995
SEPTEMBER 2, 1997



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Adopted Amendments to City of Eureka Housing Element
(deleted language has been ~~stricken~~ and new language is in *italics & underlined*)
(Amended September 2, 1997)

From: *City of Eureka General Plan Housing Element* (adopted November 16, 1993)

Part I, Implementation Programs (page 1-7)
(as amended on September 2, 1997)

1.15 The City shall amend its Zoning Ordinance to permit emergency shelters to be located within the CS (Service Commercial), ML (Limited Industrial), and MG (General Industrial), as a permitted use, with the issuance of a Shelter Permit.

- Responsibility: City Council; Planning Commission; Community Development Department
- Time Frame: ~~FY 95-96~~ FY 97-98

~~1.17 The City shall research the use of overlay zoning to allow an emergency shelter as a principally permitted use.~~

- ~~• Responsibility: City Council; Planning Commission; Community Development Department~~
- ~~• Time Frame: FY 95-96~~

From: *Part II, Background Report: Housing*
(as amended on September 2, 1997)

Emergency Shelter Characteristics (page II-35)

Because the building and zoning standards are waived during the emergency period, the emergency shelters which have been established have met only the standards which have been self-imposed by the local governments. For example, the temporary emergency shelter, which operated at 1st and T Streets in 1991/92, was renovated to provide second and third emergency accesses to the exterior of the building, a fire alarm system was installed, handicapped accessibility was accommodated with a ramp and renovation of a restroom, and exterior lighting provided.

Other requirements have also been part of the operation of the emergency shelters. When the City leased the building for use as a shelter, the operators of that shelter agreed to supply insurance for the use. City staff held a meeting once a week with the operators and the neighborhood to discuss impacts upon the neighborhood from the shelter, and to seek out solutions to those impacts (and on occasion, solutions to misunderstandings as well).

As a result of those meetings, and complaints received from the neighborhood, operational changes to the shelter and its operation included the following:

- (1) Portable restrooms were placed in the parking lot of the shelter (~~based upon early shelter arrivals using porches, alleys, and nearby shrubbery as restroom facilities~~);
- (2) Shelter residents were to remain in the shelter once they were admitted rather than coming and going at all times of the night (~~based upon inebriates being ejected as well as people coming to eat at the shelter who then did not stay in the shelter but did stay in the neighborhood trespassing on other property~~);
- (3) The Police Department was made more readily available for calls into the neighborhood and to the shelter and additional patrols of the neighborhood were arranged (~~based upon increased trespassing situations, fights occurring at the shelter and in the neighborhood, and a need to respond to towing abandoned vehicles~~);
- (4) The County assigned General Relief crews to clean up the neighborhood on a regular basis in conjunction with the shelter residents (~~based upon the increase in the amount of trash and household articles left on neighboring property~~);
- (5) Shelter residents were asked to park in the parking lot rather than on the street (as they tended to park much longer than commercial traffic within the neighborhood);

~~Never resolved but remaining as an issue was the potential for food poisoning. Food served on the premises was unable to be stored safely. No preparation areas were located on the premises to allow for safe preparation of mass meals. Food brought on site, while welcome, also brought the possibility of illness due to the methods of preparation and the number of people involved in making, transporting and serving the meals.~~

~~Other health issues were encountered during the course of the operation of the various emergency shelters. Occurrences of such conditions as head lice and tuberculosis were not addressed and will continue to be a problem for shelter operation. Head lice, for example, will keep children out of a school setting as they are not allowed to attend school with the condition.~~

~~Also an unresolved problem was an issue relative to having children present at the shelter which were unsupervised on a continuing basis. Shelter residents were not screened for potential records or current problems relative to child abuse. No provision was consistently available for segregating families and other minors from the unassociated adult population in the shelter.~~

~~Based upon the characteristics exhibited by temporary emergency shelters, the City has assumed that at a minimum the same characteristics would be exhibited by a permanent emergency shelter. Standards will be developed to address these characteristics and their associated impacts as part of the implementation program of the Housing Element. Addressing these characteristics is intended to assure the proposed shelter use will result in impacts no greater than those associated with uses permitted or conditionally permitted within the same zone.~~

~~At the same time there is also a need to attempt to maintain some content relative to a residential nature, and to also minimize the impact of living within commercial and industrial zones upon the shelter residents as well. There is also a need to minimize impacts upon shelter residents living within commercial and industrial zones, and to maintain residential design characteristics within these shelters.~~ Shelter residents which are occupying a building formerly used as a warehouse/office space (such as the "T Street" shelter site) should not be expected to live in conditions suited to those uses as opposed to a residential use.

The City recognizes that the City's experience with emergency shelters has been limited to temporary, emergency shelter placement and operation, and that those shelters have consistently been large shelters with average populations of over 85 people with peaks of up to 135 people. Other shelters, whether they are permanent or smaller in size, may well have other different characteristics which warrant different standards.

The City does expect that smaller shelters will experience impacts in proportion to their size, and will devise standards which reflect the nature of the smaller shelters, and recognizes that shelters housing small numbers of people will create fewer impacts. Whether a shelter is temporary or permanent should not affect the standards, although as noted above, a temporary emergency shelter will not obtain a shelter permit, thereby not meeting any standards outlined by the proposed implementing ordinance.

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INTRODUCTION

INTRODUCTION

California planning law requires each city and county to develop and maintain a general plan. The general plan and all its parts must comprise an integrated, internally consistent, and compatible statement of policies for the jurisdiction. Among the mandatory elements which must be included in a general plan is a housing element. Government Code § 65583 describes the content of a housing element as follows:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

This Housing Element includes all of these required contents and is a comprehensive update of the Housing Element adopted in 1984.

The Housing Element is divided into two parts. Part I is the Housing Element Policy Document which includes housing goals, policies, implementation programs, and quantified objectives. Housing goals and policies are divided into five categories. The first category addresses the production of new housing. The second category addresses special housing needs in Eureka. The third category addresses housing rehabilitation and affordability conservation. The fourth category addresses equal access to housing. Finally, the fifth category addresses energy conservation in Eureka's housing stock. Part II is the Housing Element Background Report and includes an analysis of Eureka's housing stock and its characteristics, an assessment of housing needs, a detailed analysis of potential sites for development of housing, and an assessment of governmental and non-governmental constraints. This Housing Element covers the period July 1, 1991, to July 1, 1999.

Under the requirements of state law, a locality must submit a draft of its housing element to the California Department of Housing and Community Development (HCD). The agency must review the draft and submit comments on its adequacy to the locality within 45 days. After this review, the locality has the option to change the draft housing element to substantially comply with the requirements of state law or adopt the draft housing element without changes. If it chooses to do the latter, the locality must explain the reasons it believes the draft element substantially complies with state law despite the findings made by HCD. After final adoption of the housing element, the locality is required to again submit a copy to HCD, which in turn must review the document within 120 days and report its findings to the locality.

GENERAL PLAN POLICY DOCUMENT:
HOUSING

PART I

POLICY DOCUMENT

GOALS AND POLICIES

The City of Eureka and the Eureka Redevelopment Agency maintains a long-term commitment to the provision and rehabilitation of low and moderate-income housing. This commitment has been implemented through the use of local, state, and federal funds received through a variety of programs. Many of these programs have been eliminated or severely reduced in recent years.

The City of Eureka and the Eureka Redevelopment Agency have sought to maintain this commitment consistently, and demonstrate in this Housing Element, their intention to continue this commitment. The limits of this commitment must be acknowledged. These limits are directly related to the City and the Agency's ability to obtain funding from other funding sources. Recent actions of the State Legislature to eliminate or otherwise reduce local funding have had a direct effect upon the availability of local funding for housing programs and the ability to maintain staff to operate such programs.

The ability of the City and the Redevelopment Agency to move forward with the goals, policies, and implementation programs which follow will be tempered by the availability of local, state, and federal funding sources. Continued reductions in these funding sources will likely result in a commensurate reduction in program activity.

PRODUCTION OF NEW HOUSING

Goal I.A: To provide adequate sites and promote the development of new housing to accommodate Eureka's fair share housing allocation

Policies

- I.A.1. The City shall promote and facilitate residential infill development on existing vacant residentially-zoned sites.
- I.A.2. The City shall promote the expeditious residential development of existing vacant residentially-zoned lots owned by the City, the Redevelopment Agency, Caltrans, or other public agencies.
- I.A.3. The City shall promote and facilitate the development of small single family units on small lots where such development is compatible with the surrounding neighborhood.
- I.A.4. The City shall, in conjunction with the General Plan update, consider redesignation and rezoning of existing vacant commercially-zoned lots for residential development.
- I.A.5. The City shall, in conjunction with the General Plan update, consider annexation of surrounding territory as a means of increasing residential development opportunities within Eureka's city limits.
- I.A.6. The City shall promote and facilitate the conversion of larger single family homes to multi-family development in areas zoned for multi-family residential development.
- I.A.7. The City shall promote and facilitate the development of second units on existing developed single family-zoned lots.

- I.A.8. The City shall promote and facilitate higher density residential development (e.g., townhomes, apartments, condominiums, and single room occupancy units) in Downtown and Old Town.
- I.A.9. The City shall promote and facilitate development of new upper-story multi-family residential units in Downtown and Old Town.
- I.A.10. The City shall provide and promote the use of density bonuses for projects that include units reserved for lower-income households, as indicated in the fair share assessment analysis.
- I.A.11. In accordance with the requirements of state law, the City shall require, where feasible, the provision of units affordable to low- and moderate-income households or the payment of in-lieu fees in connection with new residential developments within the Coastal Zone.
- I.A.12. The City shall, in adopting new regulations, consider the effects of new regulations on housing affordability.
- I.A.13. The City shall support and help facilitate the creation of a non-profit housing development corporation to develop housing in the Eureka area.
- I.A.14. The City shall expedite the review and approval of all development that includes on-site residential units affordable to very low- and low-income households.
- I.A.15. The City may reduce development and planning fees for development that includes on-site residential units affordable to very low- and low-income households.
- I.A.16. The City may provide flexibility in development standards for development that includes on-site residential units affordable to very low- and low-income households, in terms of parking requirements, setbacks, lot coverage, and street widths.
- I.A.17. The City shall encourage the provision of affordable housing through the use of development agreements that provide incentives to developers in exchange for the provision of affordable housing.
- I.A.18. The City shall continue to pursue appropriate federal, state, and local funding for the development of housing for low- and moderate-income households.

SPECIAL HOUSING NEEDS

Goal I.B: To provide adequate facilities and services for the homeless, those in need of transitional housing, and others with special needs

Policies

- I.B.1. The City shall promote the development of housing that meets the needs of those with special housing needs, including the homeless, those needing transitional housing, households headed by single parents, large families, seniors, and disabled persons.
- I.B.2. The City shall work to ensure homeless services are provided by Humboldt County to homeless persons within the community where they are living. The City shall work with Humboldt County and other cities in Humboldt County to seek non-local funding for these services.
- I.B.3. The City shall promote the use of alternative living and ownership arrangements aimed at providing additional housing opportunities for special needs groups.

HOUSING REHABILITATION AND AFFORDABILITY CONSERVATION

Goal I.C: To encourage the maintenance, improvement, and rehabilitation of the city's existing housing stock and residential neighborhoods

Policies

- I.C.1. The City shall encourage private investment in older residential neighborhoods and private rehabilitation of housing.
- I.C.2. The City shall continue to pursue appropriate federal, state, and local funding for the rehabilitation of housing for low- and moderate-income households.
- I.C.3. The City shall assist in the relocation of residents who reside in mobilehome parks that are converting to another use, or assist residents in the purchase of mobilehome parks if the mobilehome park is converting to condominium ownership where Redevelopment Agency, state, or federal funds are used for the new use.
- I.C.4. In accordance with the requirements of state law, the City shall deny any request for the conversion or demolition of an existing residential dwelling unit located within the Coastal Zone occupied by a low- or moderate-income household unless provisions are made for replacement of that dwelling unit.
- I.C.5. In accordance with the requirements of state law, the City shall deny any request for the conversion or demolition of any residential structure located within the Coastal Zone for development of a non-residential use which is not coastal dependent unless the City finds that the residential use is no longer feasible in that location. If the City makes this determination and authorizes the conversion or demolition of the residential structure, it shall require replacement of all dwelling units occupied by low- or moderate-income households in accordance with state law.

- I.C.6. The City shall diligently pursue the elimination of overcrowded, unsafe, and unsanitary conditions.
- I.C.7. The City shall continue to encourage property owners to declare illegal second units and to bring such units into conformance with applicable building and housing codes.

EQUAL ACCESS

Goal I.D: To ensure equal housing opportunities for all persons in Eureka regardless of age, race, religion, sex, marital status, national origin, color, or other barriers that prevent choice in housing

Policies

- I.D.1. The City shall promote housing opportunities for all persons regardless of race, religion, sex, marital status, national origin, color, and other barriers that prevent choice in housing.

ENERGY CONSERVATION

Goal I.E: To encourage and maintain energy efficiency in new and existing housing

Policies

- I.E.1. The City shall continue to promote energy conservation in the design of all new residential structures and shall promote incorporation of energy conservation and weatherization features in existing homes.

IMPLEMENTATION PROGRAMS

- I.1. The City shall prepare an inventory of existing vacant residentially-zoned lots owned by public agencies and evaluate the potential for residential development of each lot.
- Responsibility: Redevelopment Agency; Community Development Department
 - Time Frame: FY 93-94
- I.2. In conjunction with the General Plan update, the City shall conduct an evaluation of the feasibility and desirability of designating and rezoning existing vacant commercially-zoned lots for residential development.
- Responsibility: Community Development Department
 - Time Frame: FY 93-94; 94-95
- I.3. In conjunction with the General Plan update, the City shall conduct an evaluation of the feasibility and desirability of annexing surrounding land for residential development.
- Responsibility: City Manager; Community Development Department
 - Time Frame: FY 92-93; 93-94

- I.4. The City shall initiate revision of its *Zoning Ordinance* and other City regulations to facilitate the conversion of larger single family homes to multi-family development in areas zoned for multi-family residential development. Such revisions should focus on parking and other development requirements, which will ensure the conversions will be consistent with the character of the existing neighborhood.
- Responsibility: City Council; Planning Commission; Community Development Department; Fire Department; Building Department
 - Time Frame: FY 93-94
- I.5. The City shall initiate revision of its *Zoning Ordinance's* second unit provisions to further facilitate development of second units on existing developed single family lots. Such revisions should focus on parking, setback, and lot coverage requirements.
- Responsibility: City Council; Planning Commission; Community Development Department; Fire Department; Building Department
 - Time Frame: FY 93-94
- I.6. The City shall initiate revision of its *Zoning Ordinance* to provide for single family development on lots as small as 4,000 square feet in selected infill areas.
- Responsibility: City Council; Planning Commission; Community Development Department
 - Time Frame: FY 93-94
- I.7. The City shall prepare an inventory of existing and underutilized buildings in Downtown and Old Town and evaluate the potential for converting and redeveloping such buildings for mixed (e.g., commercial-residential, live/work) or residential use (e.g., apartments, condominiums, single room occupancy).
- Responsibility: Redevelopment Agency; Community Development Department
 - Time Frame: FY 93-94
- I.8. Based on the inventory prepared under Program I.7, the City shall work with property owners, the Redevelopment Agency, and/or a non-profit developer to convert/redevelop buildings for mixed or residential use. The City shall continue to make limited use of Redevelopment Agency funds and will consider reapplying for HOME Program funds in FY 93-94 to eliminate the hazards of unreinforced masonry in designated buildings.
- Responsibility: City Council; Planning Commission; Housing Advisory Board; Redevelopment Agency; Housing Authority; Community Development Department; Fire Department; Building Department
 - Time Frame: FY 93-94; 94-95

- I.9. The City, through its Redevelopment Agency and in conjunction with the Eureka Housing Authority, shall help set up a non-profit housing development corporation to develop, own, and operate low- and moderate-income housing.
- Responsibility: Redevelopment Agency; Housing Authority
 - Time Frame: FY 93-94
- I.10. In conjunction with the General Plan update, the City shall conduct an evaluation of the feasibility of developing air space above parking lots in Downtown and Old Town for residential use.
- Responsibility: Redevelopment Agency; Community Development Department
 - Time Frame: FY 94-95 to 96-97
- I.11. The City shall undertake a study of older motels and their potential for conversion to residential use or their replacement by housing.
- Responsibility: Housing Advisory Board; Redevelopment Agency; Housing Authority; Community Development Department; Fire Department; Building Department; Homeless Coordinator; non-profit housing developer
 - Time Frame: FY 93-94; 94-95
- I.12. Based on the study prepared under Program I.11, the City may work with property owners, the Redevelopment Agency, and/or a non-profit developer to convert one or more older motels to residential use or replace it with housing.
- Responsibility: City Council; Planning Commission; Housing Advisory Board; Redevelopment Agency; Housing Authority; Community Development Department; Homeless Coordinator; non-profit housing developer
 - Time Frame: FY 93-94 to 95-96
- I.13. In accordance with the requirements of state law, the City shall revise its *Zoning Ordinance* to provide for a density bonus of at least 25 percent and at least one other incentive for residential projects of five or more units that reserve at least 20 percent of their units for lower-income households, 10 percent for very low-income households, or 50 percent for qualified senior citizens.
- Responsibility: City Council; Planning Commission; Housing Advisory Board; Redevelopment Agency; Community Development Department
 - Time Frame: FY 93-94; 94-95

- I.14. The City shall prioritize development applications to minimize the review and approval time for any development that includes on-site residential units affordable to very low- and low-income households.

- Responsibility: City Council; Planning Commission; Redevelopment Agency; Community Development Department; Fire Department; Building Department
- Time Frame: FY 93-94 to 96-97

- I.15 The City shall amend its *Zoning Ordinance* to permit emergency shelters to be located within the CS (Service Commercial), ML (Limited Industrial), and MG (General Industrial), as a permitted use, with the issuance of a Shelter Permit.

- Responsibility: City Council; Planning Commission; Community Development Department
- Time Frame: FY 95-96

- I.15.5 The City of Eureka has determined the broad distribution of homeless facilities throughout the County, and specifically where located within the City of Eureka, is preferable to the concentration of such facilities in any one area. The City of Eureka has designated in Policy I.15 those zoning districts in which emergency shelters will be sited as permitted uses. Further implementation of this policy will be provided through the adoption of standards for the placement of emergency facilities within the specified zoning districts.

It is the City's policy to regulate land uses within the City to minimize land use conflicts. Standards for shelter placement and development will reflect the need to address potential conflicts and to allow for the provision of safe and adequate housing for shelter residents.

- Responsibility: City Council; Planning Commission; Community Development Department
- Time Frame: FY 95-96

- I.15.6 The City of Eureka recognizes the serious nature and magnitude of the homeless problem and believes the problem is one requiring regional, state and national solutions. The City has determined that its responsibility to provide for shelter sites must be limited to its ability to cope with the problem. It is the City's policy to address the need for emergency housing sites on a basis relative to the need generated within the City.

- Responsibility: City Council
- Time Frame: FY 95-96

- I.16 The City shall work with local public and non-profit agencies which develop and fund transitional housing for homeless and marginally homeless persons.

- Responsibility: Housing Advisory Board; Redevelopment Agency; Housing Authority
- Time Frame: FY 94-95

- I.17. The City shall research the use of overlay zoning to allow an emergency shelter as a principally permitted use.
- Responsibility: City Council; Planning Commission; Community Development Department
 - Time Frame: FY 94-95
- I.18. The City shall work with the Housing Authority to issue another round of mortgage credit certificates to help first-time homebuyers.
- Responsibility: Housing Advisory Board; Redevelopment Agency; Housing Authority
 - Time Frame: FY 93-94
- I.19. The City shall apply for Community Development Block Grant (CDBG) and other funds as appropriate for the Multi-Family Rental Rehabilitation/Construction Program, the Owner Occupant Rehabilitation Program, and the Full-Scale Neighborhood Improvement Organization Program.
- Responsibility: City Council; Housing Advisory Board; Redevelopment Agency
 - Time Frame: FY 94-95; ongoing
- I.20. The City shall continue to post and distribute information on the enforcement program of the State Fair Employment and Housing Commission.
- Responsibility: Redevelopment Agency
 - Time Frame: Ongoing
- I.21. The City shall continue to review building plans for compliance with state energy efficiency standards.
- Responsibility: Redevelopment Agency; Building Department
 - Time Frame: Ongoing
- I.22. The City shall post and distribute information on currently available weatherization and energy conservation programs.
- Responsibility: Redevelopment Agency; Building Department
 - Time Frame: Ongoing
- I.23. The City shall prepare an annual monitoring report that summarizes housing development and rehabilitation activity by income category and reports on progress in meeting Eureka's fair share housing allocation.
- Responsibility: Community Development Department
 - Time Frame: Annually

- I.24 The City shall post and distribute information on second unit development and on residential conversions as a means of promoting these forms of affordable housing.

- Responsibility: Redevelopment Agency; Community Development Department
- Time Frame: FY 93-94; ongoing

QUANTIFIED OBJECTIVES

Table I-1 presents Eureka's quantified objectives for the period January 1, 1991, to July 1, 1999. These quantified objectives represent a reasonable expectation for the construction of new housing units, the assistance of households through affordability conservation, and the rehabilitation of existing housing units, based on the policies and programs outlined in this section and on general market conditions.

TABLE I-1

QUANTIFIED OBJECTIVES
 (January 1, 1991, to July 1, 1999)

Category	Very Low	Low	Moderate	Above Moderate	Total
NEW CONSTRUCTION					
Eureka Fair Share Allocation					
HCAOG Housing Needs Determination for the Period 1991 to 1997	209	138	138	424	909
Residential Permits Issued 1/91 through 7/92	0	10	87	50	147
Remaining Need	209	128	51	374	762
Units Developed Through Housing Programs					
Implementation Program I.4 (Residential Conversions)*	20	20	0	0	40
Implementation Program I.5 (Secondary Units)*	20	20	0	0	40
Implementation Program I.8 (Commercial Conversions)	50	50	50	0	150
Units Developed by the Private Market	0	0	100	200	300
Total New Construction	90	90	150	200	530

* The projected units in this category are not entirely attributable to regulatory revisions; many of these units could develop even in the absence of these revisions.

TABLE I-1

QUANTIFIED OBJECTIVES
(January 1, 1991, to July 1, 1999)

CONSERVATION

Implementation Program I.20 (Mortgage Credit Certificates)	0	0	25	0	25
Section 8 Certificates	503	0	0	0	503
Section 8 Vouchers	146	0	0	0	146
First Time Homebuyers Program	2	6	12	0	20
Total Conservation	651	6	37	0	694

REHABILITATION

CDBG Owner-Occupied Rehabilitation ¹	11	11	0	0	22
CDBG Renter-Occupied Rehabilitation ¹	10	30	0	0	40
Implementation Program I.21 (Multi-Family Rental Rehabilitation)	2	10	3	0	15
Implementation Program I.21 (Full-Scale Neighborhood Improvement Organization Program)	20	100	0	0	120
Implementation Program I.21 (Owner Occupant Rehabilitation Program)	0	5	10	0	15
SRRP (Payback) ²	2	3	0	0	5
Total Rehabilitation	45	159	13	0	217

Notes: ¹The units listed here are funded by grants awarded the City prior to 1993.
²These units are expected to be funded by paybacks derived from the revolving loan fund set up as part of the State Rental Rehabilitation Program

GENERAL PLAN BACKGROUND REPORT:
HOUSING

PART II

BACKGROUND REPORT

INTRODUCTION

The information contained in this Background Report comes primarily from the U.S. Census Bureau, the California Department of Finance, housing market studies prepared by Keyser Marston Associates, and other local sources.

This Background Report is divided into eleven sections and one appendix. The first section profiles Eureka's housing stock and its characteristics. The second section summarizes existing housing needs, projected housing needs, and the housing needs of special groups within Eureka's population. The third section describes sites that are available within Eureka to meet the city's future housing needs and discusses the services available to support development of these sites. The fourth section discusses land use controls and governmental constraints. The fifth section discusses energy costs and conservation. The sixth section discusses non-governmental constraints on the production and availability of housing. The seventh section summarizes housing programs and activities in Eureka during the period 1984 to 1991 and evaluates implementation of Eureka's 1984 Housing Element. The eighth section describes the public participation program for the Housing Element update. The ninth section discusses Housing Element consistency with the General Plan. The tenth section summarizes background report findings. Finally, the eleventh section lists bibliographic references and persons consulted in the course of preparing the background report. Appendix A is a synopsis of special housing requirements.

HOUSING STOCK AND CHARACTERISTICS

INTRODUCTION

This section describes Eureka's housing stock and its characteristics, with comparisons to surrounding cities and Humboldt County.

HOUSING STOCK GROWTH AND COMPOSITION

According to the California Department of Finance (DOF), Eureka's housing stock grew at a relatively slow pace between 1980 and 1992, adding 1,148 dwelling units to its 1980 base of 10,727 dwelling units, for a compounded annual average growth rate of 0.8 percent. In the six-year period between 1985 and 1991, DOF reported an increase of 530 dwelling units. A recent (August 1992) analysis of City building permit records for the 1985 to 1991 period, however, indicates that Eureka added as few as 291 dwelling units, which is significantly less than what DOF reported and raises questions about the accuracy of DOF estimates.

Almost one-third of Eureka's housing stock is multi-family housing; this mix of housing has remained essentially the same since 1980. Table II-1 shows housing stock composition for Eureka for 1980 through 1992.

TABLE II-1
HOUSING STOCK COMPOSITION
Eureka
1980 through 1992

Year	Total	Single Family	Percent of Total	Multi- Family	Percent of Total	Mobile Homes	Percent of Total
1980	10,727	7,149	66.6	3,397	31.7	181	1.7
1981	10,994	7,201	65.5	3,612	32.9	181	1.6
1982	11,070	7,273	65.7	3,614	32.6	183	1.7
1983	11,156	7,345	65.8	3,627	32.5	184	1.6
1984	11,234	7,445	66.3	3,611	32.1	178	1.6
1985	11,306	7,529	66.8	3,597	31.8	180	1.6
1986	11,407	7,611	66.7	3,608	31.6	188	1.6
1987	11,483	7,695	67.0	3,599	31.3	189	1.6
1988	11,580	7,771	67.1	3,617	31.2	192	1.7
1989	11,677	7,846	67.1	3,637	31.1	194	1.7
1990	11,781	7,937	67.4	3,650	31.0	194	1.6
1991	11,836	7,947	67.1	3,695	31.2	194	1.6
1992	11,875	7,962	67.0	3,719	31.3	194	1.6

Source: California Department of Finance

With the exception of Arcata, Eureka had the highest proportion of multi-family housing of any city in Humboldt County in 1992. Table II-2 shows comparative housing stock composition for Humboldt County cities.

TABLE II-2
COMPARATIVE HOUSING STOCK COMPOSITION
Humboldt County Cities
1992

	Total	Single Family	% of Total	2-4 Units	% of Total	5+ Units	% of Total	Mobile Homes	% of Total
Arcata	6,518	3,259	50.0	896	13.8	1,673	25.7	690	10.6
Blue Lake	547	362	66.2	50	9.1	56	10.2	79	14.4
Eureka	11,875	7,962	67.1	2,187	18.4	1,532	12.9	194	1.6
Ferndale	603	498	82.6	84	13.9	21	3.5	0	0.0
Fortuna	3,805	2540	66.8	582	15.3	312	8.2	371	9.8
Rio Dell	1,248	937	75.1	175	14.0	27	2.2	109	8.7
Trinidad	201	160	79.6	20	10.0	2	1.0	19	9.5

Source: California Department of Finance

In addition to standard housing units reported by DOF, there are a number of motels in Eureka that house people for extended periods. According to the City's Finance Department, there are 11 motels in Eureka that regularly report transient occupancy tax exemptions for stays in excess of 30 days. Table II-3 lists these motels, along with the total number of units and the number of units that are being used for long-term occupancy.

TABLE II-3
USE OF MOTELS AS RESIDENCES
Eureka
1992

Name of Motel	Address	Total Number of Units	Number of TOT- Exempt Units
Chins	4200 Broadway	14	5
Christles	1420 Fourth Street	34	11
City Center	1134 Fourth Street	76	35
Eagle House	Second at C Street	24	19
Fireside	Fifth at R Street	67	11
Flamingo	4255 South Broadway	22	7
Fort Humboldt	1503 McCullens Ave	14	9
Ranchotel	2109 Broadway	40	12
Sleepy Hollow	2331 Broadway	21	19
Super 8	1304 Fourth Street	50	5
Triangle	Fifth at Summer Street	28	27
Total		390	160

Source: Eureka Finance Department; J. Laurence Mintier & Associates

According to state law, the conversion or demolition of existing residential dwelling units within the Coastal Zone occupied by persons and families of low or moderate income shall not be authorized unless provision has been made for replacement of those units (*Government Code § 65590*). Also according to state law, the conversion or demolition of any residential structure for purposes of a nonresidential use which is not coastal dependent shall not be authorized unless the City determines that the residential use is no longer feasible. If the City makes this finding and allows conversion or demolition any residential structure, it must require replacement of any dwelling units occupied by persons and families of low or moderate income (*Government Code § 65590*). According to City Building Department records, no single family or multi-family housing units have been demolished or converted to non-residential use in the Coastal Zone since 1982.

According to state law, new housing developments constructed in the coastal zone shall, where feasible, provide housing for persons and families of low or moderate income (*Government Code § 65590*). According to City Building Department records, 31 new units have been constructed in the Coastal Zone since January 1, 1982. All of these units have been affordable to very low-income households (i.e., HUD Program 312 units).

AGE AND CONDITION OF HOUSING STOCK

Eureka has a relatively old housing stock. According to the 1990 Census, the median-age house in Eureka was built in 1949. By comparison, the median-age house in California was built in 1967. The age of Eureka's housing stock reflects the existence of a very large stock of Victorian Era housing (i.e., built circa 1860 through 1900). Of the 4,147 housing units built before 1940, approximately half were owner occupied and half were renter occupied in 1990. Table II-4 reports the age of Eureka's housing stock by tenure.

TABLE II-4
YEAR STRUCTURE BUILT BY TENURE
Eureka
1990

Median Year Built = 1949

Year Built	Total Units	Percent	Vacant Units	Total Occupied Units	Owner	Renter
1989 to 1990	116	1.0%	11	105	35	70
1985 to 1988	405	3.4%	17	388	203	185
1980 to 1984	527	4.5%	39	488	144	344
1970 to 1979	1,005	8.6%	12	993	356	637
1960 to 1969	1,353	11.5%	56	1,297	705	592
1950 to 1959	2,335	19.9%	118	2,217	1,521	696
1940 to 1949	1,861	15.8%	100	1,761	838	923
Before 1940	4,147	35.3%	288	3,859	1,829	2,030

Source: U.S. Census Bureau

As would be expected of any city with a large stock of older housing, Eureka has a substantial rehabilitation need. According to a 1990 windshield survey by City staff, there were 1,663 housing units (i.e., 14 percent of the 1990 housing stock) in need of rehabilitation. Of these, 13 units were dilapidated, 143 were in need of substantial rehabilitation, 1,184 were in need of moderate rehabilitation, and 323 were in need of minor repair.

HOUSING TENURE AND VACANCY RATE

According to the U.S. Census Bureau, almost 50 percent (i.e., 5,477 units) of Eureka's housing stock was renter occupied in 1990. By comparison, about 44 percent of California's housing stock was renter occupied in 1990. Of the 5,477 renter-occupied units, 42 percent (i.e., 4,274 unit) were either single family detached units or single family attached units.

The vacancy rate provides a quantified measure of supply and demand. The rule of thumb is that an overall vacancy rate of 4.5 percent to 5.0 percent indicates a market reasonably well balanced between supply and demand. According to the U.S. Census Bureau, Eureka's overall vacancy rate was 5.4 percent in 1990. The vacancy rate for detached and attached single-family housing was 3.6 percent and 7.0 percent, respectively. Vacancy rates for multi-family housing units were in the range of 9 to 11 percent.

Table II-5 shows vacancy rates for Eureka in 1990 by tenure and housing type.

TABLE II-5
VACANCY BY TENURE AND HOUSING TYPE*
Eureka
1990

Type of Unit	Total	Percent of Total	Total Occupied	Vacancy Rate	Renter Occupied	% of Units Renter Occupied
SFD Detached	7,464	63.5%	7,196	3.6%	2,043	28.4%
SFD Attached	372	3.2%	346	7.0%	231	66.8%
2	844	7.2%	760	10.0%	706	92.9%
3 to 4	1,327	11.3%	1,209	8.9%	1,170	96.8%
5 +	1,363	11.6%	1,218	10.6%	1,194	98.0%
Mobile Home/Other	379	3.2%	379	0.0%	133	35.1%
Total	11,749	100.0%	11,108	5.4%	5,477	49.3%

*The figures in this table are from Census Summary Tape File 3 (STF3) and vary slightly from the estimates for total housing units and total occupied housing units reported in Census Summary Tape File 1 (STF1). This is because STF3 is based on a sample count while STF1 is based on a full count of housing units in the city. STF1 reports 11,781 total housing units and 11,137 total occupied housing units; these are the figures used elsewhere in this report.

Source: U.S. Census Bureau; J. Laurence Mintier & Associates

According to the California Department of Finance, vacancy rates in Eureka in 1990 were essentially the same as in 1980. During the early 1980s, however, vacancy rates rose dramatically when Eureka lost manufacturing jobs. The vacancy rate slowly declined for the rest of the decade. Compared to vacancy rates in other Humboldt County cities, Eureka was in the middle with the fourth highest vacancy rate of the seven cities. Table II-6 shows comparative vacancy rates for Humboldt County cities.

TABLE II-6
COMPARATIVE VACANCY RATES
Humboldt County Cities
1980 through 1990
(percent)

Year	Arcata	Blue Lake	Eureka	Ferndale	Fortuna	Rio Dell	Trinidad
1980	3.00	4.60	5.65	3.91	4.82	6.00	13.20
1981	4.63	3.95	7.20	1.96	6.05	4.96	12.50
1982	4.75	4.31	6.67	2.84	4.51	4.67	12.87
1983	5.22	5.93	6.96	2.20	4.55	5.91	9.90
1984	5.36	4.87	6.26	3.04	4.97	5.33	10.89
1985	5.43	5.69	6.16	2.54	4.90	6.51	11.65
1986	5.70	6.38	5.91	3.89	6.13	7.59	13.59
1987	7.17	6.90	5.83	3.72	6.26	7.14	13.59
1988	6.30	6.72	5.62	5.04	6.29	7.31	13.11
1989	5.91	8.57	5.27	4.70	7.08	7.33	13.59
1990	3.63	7.96	5.47	4.87	4.85	6.51	15.00

Source: California Department of Finance

OVERCROWDING

An overcrowded housing unit is one in which more than 1.01 persons per room reside (excluding kitchen and bath). According to the U.S. Census Bureau, of the 11,137 occupied housing units in Eureka in 1990, 567 (5.1 percent) were overcrowded. Of these 567 overcrowded units, 107 (19 percent) were owner-occupied and 460 (81 percent) were renter occupied.

According to City staff, the U.S. Census Bureau estimate probably significantly underestimates the problem of overcrowding in the city. School district data, for example, indicates an increasing number of Asian and Hispanic immigrants enrolled in Eureka schools. This trend is confirmed by information in the *General Plan Background Report on Population* that indicates a significant influx of immigrants into Eureka in the last decade. These groups often have large families and low incomes which can result in overcrowded conditions.

HOUSING COSTS, AFFORDABILITY, AND OVERPAYMENT

Housing Costs

Housing costs in Eureka are substantially below housing costs for California as a whole. According to a survey conducted Keyser Marston Associates, the median sales price of housing sold in Eureka between 1990 and 1992 was approximately \$90,000. The U.S. Census Bureau reported the median value of housing in Eureka to be \$82,100 in 1990. California's median sales price, by comparison, was more than twice that of Eureka's at \$199,240 according to a California Association of REALTORS® May 1992 report. The U.S. Census Bureau reported median value of housing in California to be \$195,500 in 1990. Table II-7 shows housing sales by sales price for Eureka for the period January 1990 through June 1992. Figure II-1 graphically depicts recent housing sales by price.

TABLE II-7
RECENT HOUSING SALES BY PRICE
Eureka
January 1990 through June 1992

Sales Price	Number Sold	Percent of Total	Cumulative Percent
Less Than \$30,000	2	.24	.24
\$30,000 to 39,999	8	.94	1.18
\$40,000 to 49,999	18	2.12	3.30
\$50,000 to 59,999	12	1.42	4.72
\$60,000 to 69,999	80	9.43	14.15
\$70,000 to 79,999	145	17.10	31.25
\$80,000 to 89,000	139	16.39	47.64
\$90,000 to 99,999	82	9.67	57.31
\$100,000 to 109,999	53	6.25	63.56
\$110,000 to 119,999	46	5.42	68.99
\$120,000 to 129,999	56	6.60	75.59
\$130,000 to 139,999	50	5.90	81.49
\$140,000 to 149,999	34	4.01	85.50
\$150,000 to 159,999	32	3.77	89.27
\$160,000 to 169,999	26	3.07	92.33
\$170,000 to 179,999	14	1.65	93.99
\$180,000 to 189,999	12	1.42	95.40
\$190,000 to 199,999	12	1.42	96.82
\$200,000 plus	27	3.18	100.00
Total	848	100.00	-

Source: Keyser Marston Associates, Inc.

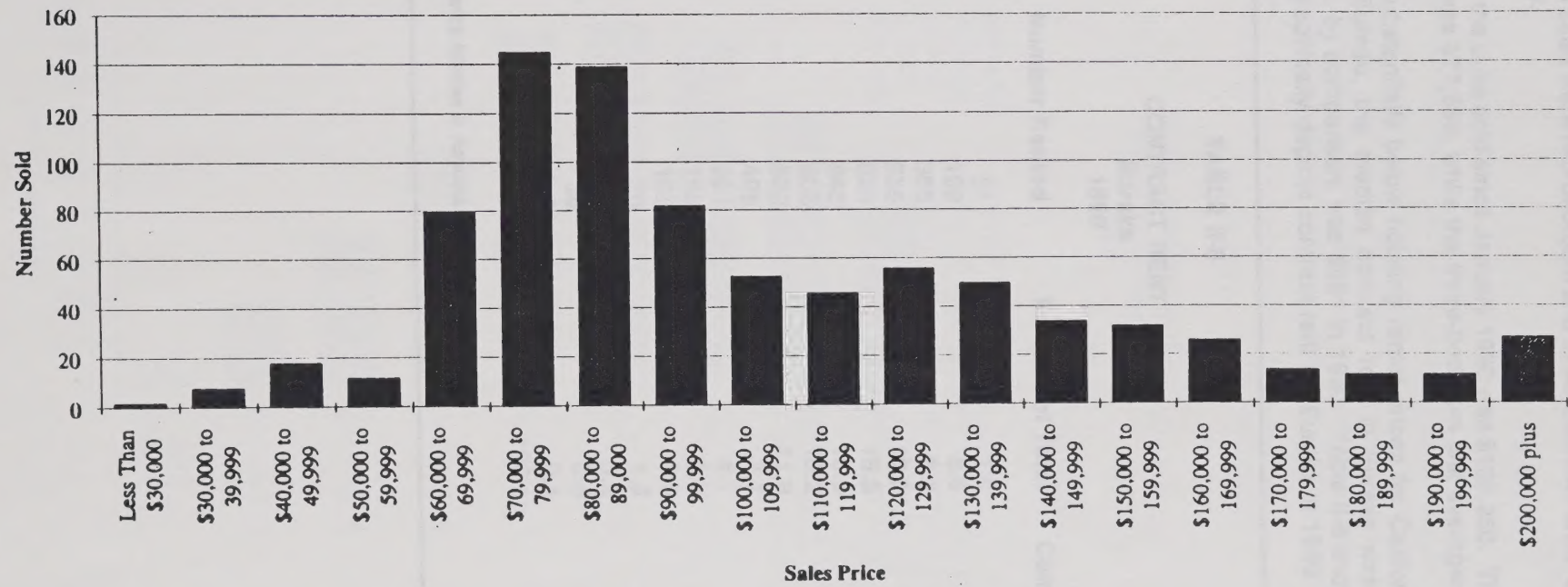
Based on a detailed analysis of its 1992 housing price survey, Keyser Marston also found the following:

- Since January 1990, the two-bedroom units sold ranged in size from 630 to 3,067 square feet and averaged 1,060 square feet in size. The three-bedroom units ranged from 800 to 3,200 square feet and averaged slightly over 1,500 square feet.

FIGURE II-1

RECENT HOUSING SALES BY PRICE

**Eureka
1992**



- Since 1990, the majority of sales were two-bedroom and three-bedroom units, 24.6 percent and 60.2 percent, respectively.
- The average sale price of the units sold since January 1990 was \$106,250. The average price of the two-bedroom unit was \$77,650, while the three-bedroom unit averaged \$113,500.

Housing rental prices are also substantially below housing rental prices for California as a whole. According to the U.S. Census Bureau, the median contract rent in Eureka was \$340 in 1990. California's median contract rent, by comparison, was \$561 in 1990. Table II-8 shows contract rent for Eureka in 1990. Figure II-2 graphically depicts contract rent for Eureka in 1990.

TABLE II-8

CONTRACT RENT
Eureka
1990

Contract Rent	Number Rented	Percent of Total	Cumulative Percent
Less than \$100	51	1.0	1.0
\$100 to 149	199	3.8	4.8
\$150 to 199	359	6.8	11.6
\$200 to 249	555	10.5	22.1
\$250 to 299	824	15.5	37.6
\$300 to 349	845	15.9	53.5
\$350 to 399	808	15.2	68.7
\$400 to 449	632	11.9	80.6
\$450 to 499	408	7.7	88.3
\$500 to 549	251	4.7	93.0
\$550 to 599	153	2.9	95.9
\$600 to 649	103	1.9	97.8
\$650 to 699	70	1.3	99.1
\$700 to 749	13	0.2	99.3
\$750 to 999	39	0.6	99.9
\$1,000 plus	3	0.1	100.0
	5,313	100.1	

Source: U.S. Census Bureau; J. Laurence Mintier & Associates

Housing Affordability

HUD Income Limits

Each year the U.S. Department of Housing and Urban Development (HUD) publishes income limits for California to be used in conjunction with federal housing programs. These statistics are reported by metropolitan statistical area (MSA) or by county where no MSA has been defined. State housing law requires that these HUD figures be used when defining lower income families (see *Health and Safety Code* § 50079.5). Table II-9 shows the 1992 income limits for Humboldt County for various size families.

TABLE II-9

**HUD INCOME LIMITS
Humboldt County
1992**

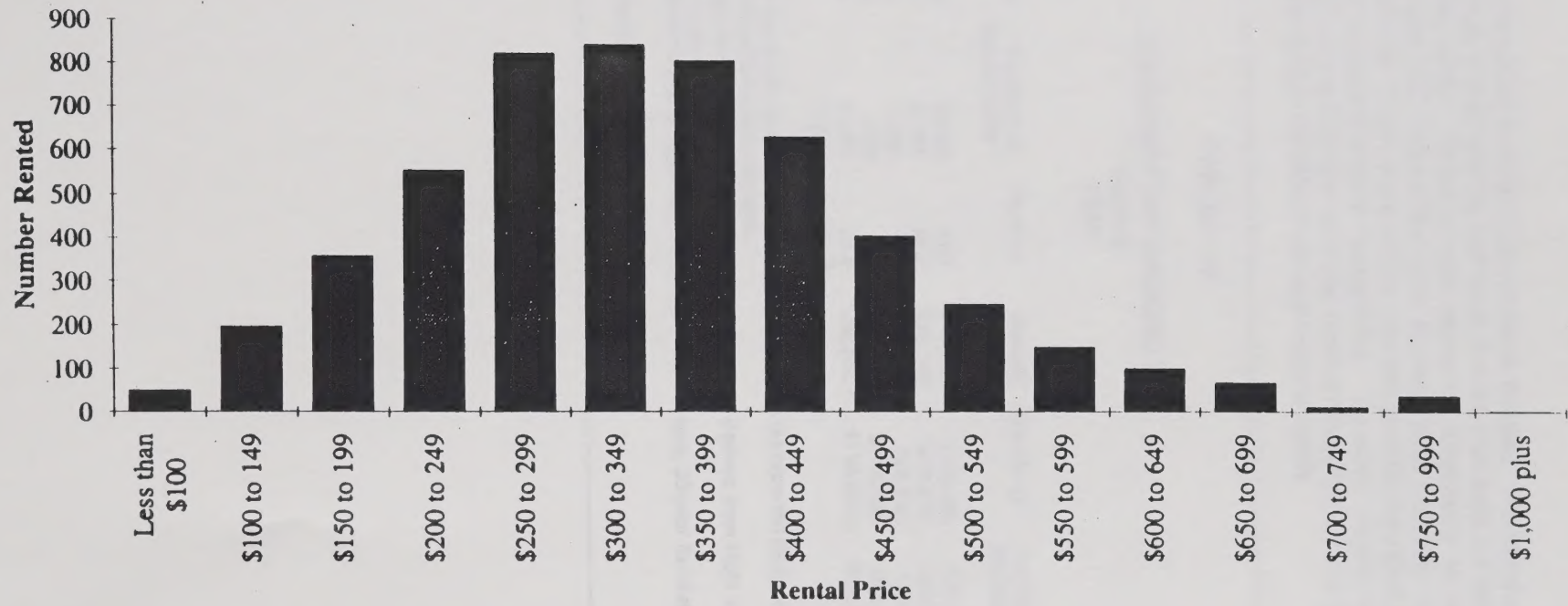
Median Family Income = \$32,200

	1 Person	2 Person	3 Person	4 Person
Very Low Income (up to 50% of median)	\$11,500	\$13,150	\$14,800	\$16,450
Lower Income (50% to 80% of median)	18,400	21,050	23,700	26,300
Median (80% to 100% of median)	23,050	26,300	29,600	32,900
Moderate (100% to 120% of median)	\$27,650	\$31,600	\$35,550	\$39,500

Source: HUD; J. Laurence Mintier & Associates

FIGURE II-2

**CONTRACT RENT
Eureka
1990**



Ownership Affordability

Home ownership appears to be affordable to most households in Eureka. The Keyser Marston study on recent home sales indicated that there were 28 homes in Eureka that sold for less than \$50,000 between January 1990 and June 1992. These homes would be affordable to very low-income households in Eureka. There were 237 homes that sold for less than \$80,000, which would be affordable to lower-income households. There were 376 homes that sold for less than \$130,000, most of which would be affordable to moderate-income households. Eureka's median priced home of \$90,000 would be affordable to all but the very low- and low-income households in Eureka. Table II-10 shows affordability for home ownership in Eureka at various income levels.

TABLE II-10

OWNERSHIP AFFORDABILITY
Eureka
1992

Median Family Income - \$32,200

HUD Category	Range	Number of Households ¹	Percent	Annual Income ²	Mortgage ³	Monthly Payment	Price of Affordable House ⁴
Very Low Income	up to 50%	3,936	34.7	\$14,800	\$48,120	370.00	\$53,466
Lower Income	50% to 80%	2,189	19.3	\$23,700	\$77,057	592.50	\$85,619
Median	80% to 100%	1,009	8.9	\$29,600	\$96,240	740.00	\$106,933
Moderate	100% to 120%	930	8.2	\$35,550	\$115,585	888.75	\$128,428
Above Moderate	120% and above	3,278	28.9	\$35,550 +	\$115,585 +	888.75 +	\$128,428 +
Total		11,342	100.0				

Notes: ¹This distribution is based on Humboldt County's 1990 income distribution (as reported by the U.S. Census Bureau) applied to 1992 DOF household estimates for Eureka.

²Income limit for a three-person family as defined by HUD in 1992, or as derived from HUD 1992 figures.

³Assumes a 10 percent down payment.

⁴Assumes 30 percent of income for house expense, 8.5 percent interest rate, 30-year fixed-rate mortgage.

Source: HUD; J. Laurence Mintier & Associates

Rental Affordability

Home and apartment rental is also generally affordable in Eureka. According to the U.S. Census Bureau, the median contract rent in Eureka was \$340 in 1990. This means half of all rental housing units (i.e., 2,656 of 5,313 units) were affordable to very low-income households in 1990. There were, however, almost 4,000 very low-income households in Eureka in 1992. Table II-11 shows affordability for rental units at various income levels.

TABLE II-11

RENTAL AFFORDABILITY
Eureka
1992

Median Family Income = \$32,200

HUD Category	Range	Number of Households ¹	Percent	Annual Income ²	Affordable Monthly Rent ³
Very Low Income	up to 50%	3,936	34.7	\$14,800	\$370
Lower Income	50% to 80%	2,189	19.3	23,700	\$593
Median	80% to 100%	1,009	8.9	29,600	\$740
Moderate	100% to 120%	930	8.2	35,550	\$889
Above Moderate	120% and above	3,278	28.9	35,550 +	\$889 +
Total		11,342	100.0		

Notes: ¹This distribution is based on Humboldt County's 1990 income distribution (as reported by the U.S. Census Bureau) applied to 1992 DOF household estimates for Eureka.

²Income limit for a three-person family as defined by HUD in 1992, or as derived from HUD 1992 figures.

³Assumes 30 percent of monthly income.

Source: HUD; J. Laurence Mintier & Associates

Overpayment for Housing

Overpayment for housing in Eureka was calculated using data from the U.S. Census Bureau and HCD guidelines for calculating overpayment, which uses the rule of thumb that up to 25 percent of income spent on housing is "affordable" (the federal government uses 30 percent as the affordability threshold). In 1990, 49.5 percent of the Eureka's low-income owner households paid more than 25 percent of their income for housing, and 77.3 percent of the low-income renter households paid more than 25 percent. Table II-12 shows the number and percentage of households (both owners and renters) in Eureka that paid more than 25 percent of their income for housing in 1990 and compares these figures to those for Humboldt County and California.

TABLE II-12

OVERPAYMENT FOR HOUSING LOW INCOME HOUSEHOLDS PAYING MORE THAN 25% OF INCOME ON HOUSING Eureka 1990

	Renters			Owners		
	Number of Low Income Households	Number of Low Income Households Overpaying	Proportion of Low Income Renters Overpaying	Number of Low Income Households	Number of Low Income Households Overpaying	Proportion of Low Income Owners Overpaying
Eureka	4,362	3,374	77.3%	2,020	1,000	49.5%
Humboldt County	13,702	10,427	76.1%	7,193	3,611	50.2%
California	2,629,794	2,262,12	86.0%	1,091,703	574,817	52.7%

Source: U.S. Census Bureau; J. Laurence Mintier & Associates

HOUSING NEEDS

INTRODUCTION

Under the state housing element requirement, housing needs are defined according to three categories: existing needs, projected needs, and special needs. The previous sections identifies the following existing needs:

- Overcrowding (1990) -- 567 overcrowded units (107 owner occupied; 460 renter occupied)
- Substandard Units (1990) -- 1,663 units needing rehabilitation
- Overpayment (1990) -- 4,374 low-income households overpaying for housing (1,000 home-owner households; 3,374 renter households)

EUREKA'S SHARE OF PROJECTED REGIONAL NEEDS

To assist local governments in the Humboldt County in making projections of future housing needs, HCAOG, in May 1992, issued a report entitled *Regional Housing Needs Plan for Humboldt County* for the period January 1, 1991, to July 1, 1997. In response to requests from the cities of Arcata and Eureka, HCAOG revised its fair share numbers and reissued the *Regional Housing Needs Plan for Humboldt County* in October 1992.

By law, HCAOG's determination of local fair share of regional housing needs is to take into consideration the following factors: market demand for housing; employment opportunities; availability of suitable sites and public facilities; commuting patterns; and the type and tenure of housing. For each jurisdiction, HCAOG calculated the 1991 existing need, defined as the short-fall between the actual vacancy rate in the city and the optimal vacancy rate (i.e., 2 percent vacancy for ownership units and 6 percent for rental units), and then determined a projected housing need to 1997 based on the number of units needed to accommodate projected household growth between 1991 and 1997 and the additional units needed to achieve the optimal vacancy rate. The number of units needed to replace housing that is removed from the market due to deterioration or conversion is also estimated by HCAOG and added to projected need. Table II-13 shows existing and projected housing needs for Eureka as determined by HCAOG.

TABLE II-13

BASIC CONSTRUCTION NEEDS
Eureka
1991-1997

Household Increase	1991 Vacancy Need	1997 Vacancy Need	Replacement Need 1991 to 1997	Total
588	137	57	127	909

Source: Humboldt County Association of Governments

Based on U.S. Census Bureau data with some adjustments, HCAOG breaks down total 1991-1997 housing needs according to four income categories: very low, low, moderate, and above moderate. The percentage of households within each income category was determined by HCAOG by first determining income intervals for the four income categories based upon the county's income distribution (as reported by the U.S. Census Bureau). These percentages are then applied to the city's total housing needs to arrive at basic construction needs by income category. HCAOG's determination of the basic construction needs by income category for Eureka is shown in Table II-14.

TABLE II-14

BASIC CONSTRUCTION NEEDS BY INCOME CATEGORY
Eureka
1991-1997

Very Low ¹	Low ²	Moderate ³	Above ⁴ Moderate	Total
209	138	138	424	909
23.0%	15.2%	15.2%	46.6%	100.0%

- Notes: ¹Units for households earning less than 50 percent of median income
²Units for households earning between 50 and 80 percent of median income
³Units for households earning between 80 and 120 percent of median income
⁴Units for households earning more than 120 percent of median income

Source: Humboldt County Association of Governments

For planning purposes, these HCAOG figures need to be adjusted to reflect the units that have been issued building permits between January 1, 1991 and July 1992. Table II-15 shows modified need projections based on this adjustment. (In 1993, the State Legislature extended the current housing element planning period for all local governments by two years (AB 2172). Thus, the remaining need projection is for the period January 1, 1991, through July 1, 1999.)

TABLE II-15
ADJUSTED HOUSING NEED PROJECTIONS
BY INCOME CATEGORY
Eureka
1991-1999

	Very Low ¹	Low ²	Moderate ³	Above ⁴ Moderate	Total
HCAOG Needs Projection	209	138	138	424	909
Building Permits (January 1991 to July 1992) ⁵	0	10	87	50	147
Balance of Need	209	128	51	374	762

Notes: ¹Units for households earning less than 50 percent of median income
²Units for households earning between 50 and 80 percent of median income
³Units for households earning between 80 and 120 percent of median income
⁴Units for households earning more than 120 percent of median income
⁵Based upon the City's building permit information; all permits for single family units were assumed to fall into the above-moderate-income category; all permits for multi-family were assumed to fall into the moderate-income category; all second units were assumed to fall into the low-income category.

Source: Humboldt County Association of Governments; City of Eureka

SPECIAL NEEDS

Beyond the new housing construction needs documented in the previous sections of this chapter, state law requires that the housing element include an assessment of the housing needs of special groups within the community, including the disabled, elderly, large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter or transitional housing. The current number of residents falling into each of these categories is estimated in Table II-16.

TABLE II-16

SUMMARY OF SPECIAL NEEDS

**Eureka
1990**

Category	Number
Households with Elderly (65 + years) (living alone)	1,373
Households with Elderly (65 + years) (living with someone)	1,469
Large Households (five or more persons) (living in owner-occupied unit)	429
Large Households (five or more persons) (living in renter-occupied unit)	468
Female Householder with Children (no husband present)	995
Male Householder with Children (no wife present)	234
Persons in Homeless Shelters	173
Persons Visibly Living in Street Locations	27
Disabled Persons (mobility or self-care limitation)	1,490

Source: U.S. Census Bureau

The following sections describe the housing needs of these groups in more detail. Table II-17 reports special needs by census tract based on the 1990 Census. Figure II-3 shows the location of census tracts in Eureka.

TABLE II-17

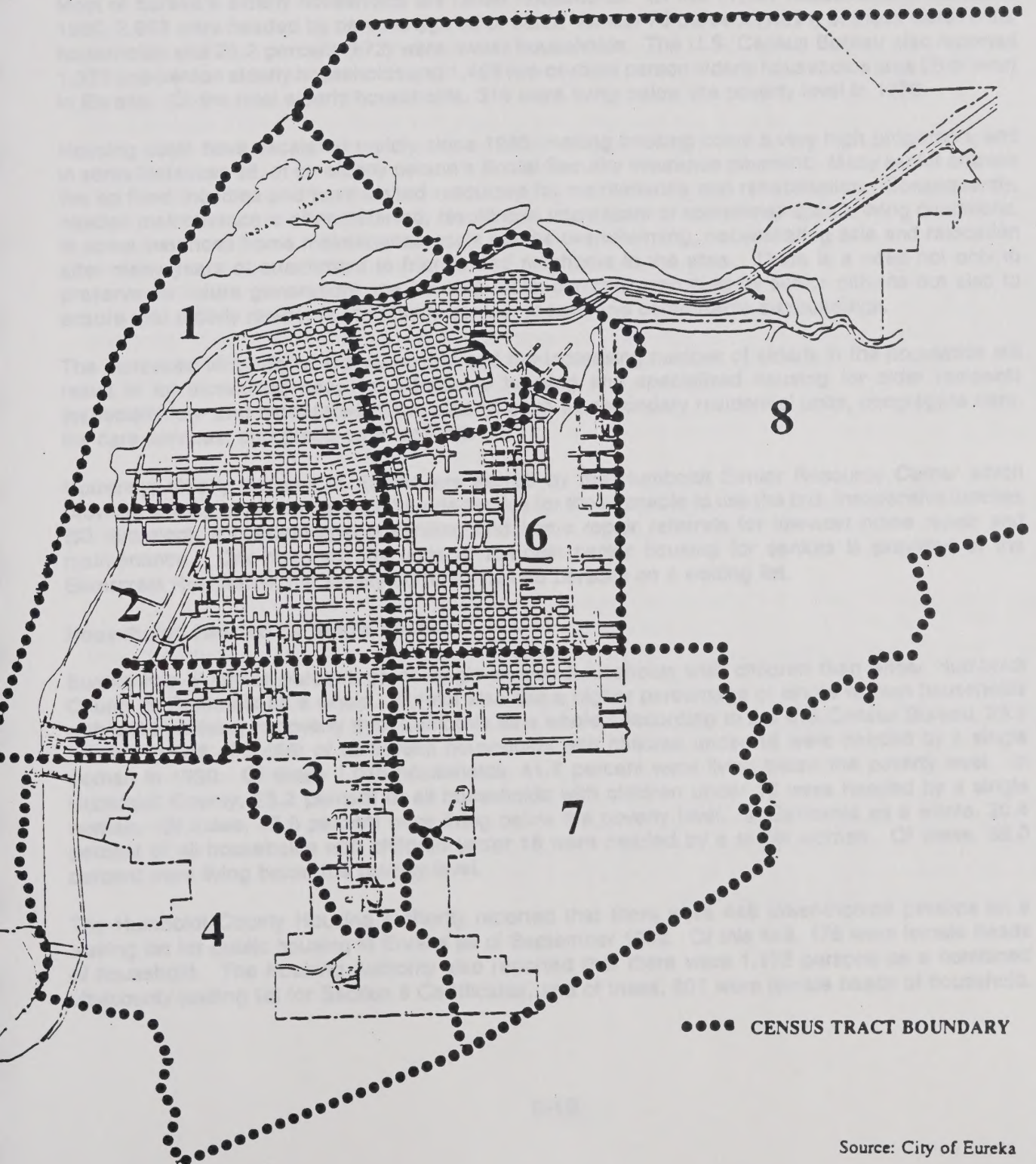
SPECIAL NEEDS BY CENSUS TRACT
Eureka
1990

Census Tract	Elderly Living Alone	Elderly Living w/ Someone	Large Household Owner-occupied	Large Household Renter-occupied	Female Householder w/Child	Male Householder w/Child	Persons in Homeless Shelter	Persons Homeless in Street Locations	Disabled Persons
1	218	105	32	93	192	27	40	14	278
2	314	326	84	123	307	65	67	12	296
3	205	243	88	73	146	39	47	0	308
4	26	51	27	16	19	8	14	0	18
5	187	155	30	81	146	37	5	1	213
6	297	375	102	51	123	34	0	0	255
7	113	208	65	30	62	24	0	0	122
8	13	6	1	1	0	0	0	0	0

Source: U.S. Census Bureau

FIGURE II-3

EUREKA CENSUS TRACTS
1990



Source: City of Eureka

Elderly

Eureka has a higher percentage of elderly persons than either Humboldt County or California as a whole. According to the U.S. Census Bureau, 23.0 percent (6,204) of Eureka's population was over 55 years of age, approximately 15 percent (4,017) was over age 65, and 6.7 percent (1,814) was over age of 75, in 1990. For Humboldt County, these percentages were 20.2 percent, 12.3 percent, and 5.1 percent, respectively. For California, these percentages were 18.0 percent, 10.5 percent, and 4.3 percent, respectively.

Most of Eureka's elderly households are renter households. Of the 11,137 households in Eureka in 1990, 2,663 were headed by persons age 65 or older. Almost 75 percent (1,991) of these were renter households and 25.2 percent (672) were owner households. The U.S. Census Bureau also reported 1,373 one-person elderly households and 1,469 two-or-more person elderly households (age 65 or over) in Eureka. Of the total elderly households, 316 were living below the poverty level in 1990.

Housing costs have escalated rapidly since 1980, making housing costs a very high proportion, and in some instances all, of an elderly person's Social Security Insurance payment. Many senior citizens live on fixed incomes and have limited resources for maintenance and rehabilitation. Consequently, needed maintenance is often deferred, resulting in unpleasant or sometimes unsafe living conditions. In some instances home maintenance costs can be overwhelming, necessitating sale and relocation after many years of attachment to friends and neighbors in the area. There is a need not only to preserve for future generations the housing stock currently occupied by senior citizens but also to ensure that elderly residents are able to remain in safe and comfortable surroundings.

The increased longevity of elderly people and the increasing number of elderly in the population will result in an increasing need for affordable housing and specialized housing for older residents (especially low- and moderate-income elderly) such as secondary residential units, congregate care, life care services, and group care facilities.

Currently, elderly persons in Eureka are served by the Humboldt Senior Resource Center which provides among other things, a Dial-a-ride service for those unable to use the bus, inexpensive lunches (\$3 donation), a meal-on-wheels service, and home repair referrals for low-cost home repair and maintenance. One-hundred fifty units of low-cost senior housing for seniors is provided at the Silvercrest Residence; the facility currently has 45 persons on a waiting list.

Households Headed by Single Women

Eureka has a higher percentage of single-women households with children than either Humboldt County or California as a whole. Eureka also has a higher percentage of single women households with children living in poverty than California as a whole. According to the U.S. Census Bureau, 29.2 percent (1,018 of 3,464) of all Eureka households with children under 18 were headed by a single woman in 1990. Of these 1,018 households, 41.7 percent were living below the poverty level. In Humboldt County, 23.2 percent of all households with children under 18 were headed by a single woman. Of these, 47.6 percent were living below the poverty level. In California as a whole, 20.4 percent of all households with children under 18 were headed by a single women. Of these, 38.0 percent were living below the poverty level.

The Humboldt County Housing Authority reported that there were 448 lower-income persons on a waiting list for public housing in Eureka as of September 1992. Of this 448, 176 were female heads of household. The Housing Authority also reported that there were 1,172 persons on a combined city/county waiting list for Section 8 Certificates, and of these, 801 were female heads of household.

Low and moderate income women, especially single parents, face significant difficulties finding and maintaining housing. Housing affordability is a primary issue because generally there is only one income to support the household and only a limited amount of funds can be allocated to housing. While some of these households may find housing assistance through the Section 8 Rental Assistance Program, many others are subjected to high rents and/or overcrowded conditions. Although there is a continuing need for affordable rental housing for small families, there is also a need for shared housing and group living alternatives where single-parent families can share not only space but child care and other resources as well.

Disabled Persons

Eureka has a lower percentage of disabled persons than either Humboldt County or California as a whole. Humboldt County, however, has a relatively large population of disabled persons. According to the U.S. Census Bureau, 1,490 persons (7.2 percent) of the total 20,697 persons age 16 and over in Eureka had a mobility limitation, a self-care limitation, or both. For Humboldt County this percentage was 16 percent and for California this percentage was 13 percent.

Special needs of disabled persons vary depending upon the particular disability with which one is afflicted. For example, the needs of a blind person differ greatly from those of persons confined to a wheelchair. Special facilities such as ramps, elevators or specially designed restrooms necessary for wheelchair access are architectural features needed to make dwellings suitable for persons confined to a wheelchair. Special features needed by ambulatory persons constrained by other disabilities may not be architectural. Instead, these might be simple alterations to conventional dwelling units for furnishing and appliances which make ordinary tasks of housekeeping and home life less trying and more enjoyable. In families, the needs of the disabled person are generally fewer than those of a single person. Nevertheless, a disabled person in a family would have special needs. Special architectural features could be valuable in giving this person a greater independence, dignity, and quality of life.

Currently, disabled persons in Eureka are served by the Humboldt Access Project which provides among other things, building modifications, peer counseling, deaf services, and referral for housing. Transportation is provided to the low-income disabled persons by the Humboldt County Association for Retarded Citizens.

Family Housing

Family housing encompasses a wide range of housing needs. These include female-headed households (discussed earlier), married couples, and large families (with 5 or more persons). According to the U.S. Census Bureau, 31.1 percent (3,464 of 11,137) of all households in Eureka had children under 18. Of these family households, 13.3 percent (881 of 6,623) were large households with five or more persons.

Large families generally require bigger houses and apartments. A substantial portion of Eureka's housing stock consists of large houses, but most of these units are not available to lower-income families which cannot afford to own a house. Approximately 41 percent (4,573 of 11,108) of all occupied housing units in the city in 1990 had three bedrooms or more, but less than a quarter of these (1,012 units) were renter occupied.

Families and Persons in Need of Emergency Shelter or Transitional Housing

Throughout the country, homelessness has become a major concern. Factors contributing to the increase in homeless persons and families and those in need of transitional housing include:

- The lack of housing affordable to very low and low income persons
- Increases in unemployment or under-employment
- Reductions in government subsidies
- Deinstitutionalization of the mentally ill
- Domestic violence
- Drug addiction
- Dysfunctional families

Estimating the Extent of Homelessness

The housing needs of homeless persons are more difficult to measure and assess than those of any other population subgroup. Since these individuals have no permanent addresses, they are not likely to be fully counted in the census. Nonetheless, there are various sources of information that, when taken together, provide a rough indication of the extent of homelessness in Eureka.

- According to the *Humboldt County Homeless Task Force Report to the Humboldt County Board of Supervisors*, published in March 1991, there were more than 1,200 homeless persons in Humboldt County in 1990. Of these, 20 were youth away from home, 700 were in families, and 500 were individuals who were substance abusers, mentally ill, or generally indigent. Although the report does not generally specify where homeless persons are located in the county, it does report that of the estimated 500 individuals, approximately 200 were living in the Eureka.
- The 1990 Census reported 173 persons in homeless shelters and 27 homeless persons visible in street locations in Eureka in 1990.
- The Humboldt County Housing Authority reported that there were 1,172 persons on a combined city/county waiting list for Section 8 Certificates, and that of these, 883 were either homeless, paying more than 50 percent of their income for housing, or living in substandard housing.
- The Humboldt County Social Services Department reported that it provided Aid to Families with Dependent Children (AFDC) Homeless Assistance Special Need to 300 families per month in 1991. Humboldt County also reported that it provided emergency homeless assistance from General Relief (GR) to an annual average of 55 persons per month in 1990.
- The number of people who either passed through Humboldt County Social Services or passed in and out of homelessness doubled from 3,000 persons to 6,000 in FY 1991-92 according to a survey of service providers. This rise in numbers heavily impacted both service providers and the County funded General Relief system.

Table II-18 summarizes the extent of homelessness in Humboldt County in FY 1991-92.

TABLE II-18

**HOMELESS RECEIVING SERVICES
AND ESTIMATES OF UNSERVED*
FY 1991/92**

FINANCING AID FOR HOUSING

General Relief (homeless as 80% of average 800/month)	7,680
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AFDC Homeless Assistance	5,400
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VOUCHERS AND SHELTER

Redwood Community Action Agency:

Emergency vouchers	955
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Family members (2-6 months/ 21 beds)	65
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Youth Service Bureau - shelter	50
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(estimated unserved single youth)	200
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Humboldt Women for Shelter (vouchers)	1,835
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Women's House, Garberville (8 beds)	650
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Eureka Rescue Mission (27,000 shelter beds)	@ 5,000
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Arcata House (6 beds)	1,200
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United Indian Health (vouchers)	250
---------------------------------	-----

Saint Vincent de Paul (vouchers)	560
----------------------------------	-----

Municipal Auditorium (6,500 shelter beds)	@ 3,000
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CAMPING

South Jetty (resident)	45
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Southern Humboldt (8-9 camps)	50
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HSU students in forests and crashing	300
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Clam Beach (resident)	100
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Eureka "Weeds"	@ 200
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Estimated scattered in rural areas	200-300
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OTHER SERVICES

Food for People (Food Bank)	2,050
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Arcata Food Endeavor	1,050
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Eureka Vets Center	540
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Notes: *These are not necessarily unduplicated numbers either within or between agencies

Source: Homeless Task Force; Homeless Coordinator

Homeless Facilities in Humboldt County and Eureka

Eureka has two permanent homeless shelters which together can accommodate more than 70 persons each night. Eureka Rescue Mission can accommodate over 50 persons nightly, and Redwood Community Action Agency (RCAA) can accommodate up to 21 persons at its Bridge House.

In addition to these facilities, Humboldt County and Eureka operate several programs and expanded others in 1991 and 1992 to provide housing accommodations and supportive services for homeless persons.

- In June 1992, the Humboldt County Board of Supervisors extended an invitation to the cities of Humboldt County to join a Task Force on Homelessness and Housing. The cities of Eureka and Arcata responded and became active participants. The Homeless Task Force drafted a resolution in Fall of 1992 that was subsequently passed by the Cities of Arcata and Eureka and the County. The resolution acknowledged homelessness was a common problem to be addressed by Humboldt County and Humboldt County cities.
- Working together to put an emergency homeless shelter in place before Winter (1992/93), Humboldt County and the City of Eureka each agreed to allocate \$17,000 for staffing a shelter to be located in Eureka. Humboldt County also approved \$12,000 for staffing a shelter in Southern Humboldt County at Redway. The Eureka site has the capacity to shelter up to 100 people and is managed by Alcohol/Drug Care Services with the assistance of the Consortium for Shelter/Support Services. The Redway facility opened temporarily in the basement of Redwood Rural Health Center, but is searching for a more appropriate site. This facility can accommodate up to 25 persons. The Eureka shelter was open through March 1993 and the Redway facility was opened through April 1993.
- Arcata House, which opened its doors in April 1992, can accommodate up to six persons. Arcata House staff counsels many others through its outreach efforts and provides case management to residents who are placed in houses of volunteers in the community.
- RCAA/Youth Services Bureau's Emergency Youth Shelter opened in December 1991 and provides shelter for six youths between the ages of 10 and 17.
- RCAA Transitional Family Shelter expanded its case management support to continue working with families for up to one year after they have moved into new homes. This program has helped families attain stability while still keeping beds available in Bridge and Summer Street houses for new families. RCA is currently rehabilitating a house adjacent to Bridge House that will serve as an annex and provide room for two additional families beginning early in 1993.
- RCAA Temporary Housing for Earthquake Victims in Rio Dell provided trailers donated by Bank of America to nine families displaced by the April 1992 earthquake. They also provide case management as needed to help people make a transition to new homes.
- RCAA Eviction Prevention Program provided funds for 13 families in crisis due to a disruption in their income. Families had to be able to continue paying rent, and landlords had to agree to the program. The assistance ranged from \$300 to \$700 and prevented these families from being evicted. Program funding was available for only a four month period in FY 1991-92, and the program is currently defunct.

- The Humboldt County Housing Authority was granted 55 additional Section 8 certificates in FY 1991-92 to provide housing to people who are homeless. Staff has agreed to provide five of these certificates to the HIV/AIDS Care Consortium to provide housing to the homeless who are diagnosed with HIV or AIDS.
- Mitchell-Redner Centers, Inc., received a \$100,000 settlement fund from a General Relief suit to develop a consortia of homeless support centers in Southern Humboldt and Eureka. These support centers will provide a means of integrating and coordinating the delivery of homeless services
- Redwoods United Supported Employment Program began offering outreach services to the Eureka winter shelter and will work with support centers to develop employment opportunities.
- Alcohol/Drug Care Services After Care Housing in 1992 opened another house for 10 men who complete alcohol or drug treatment programs and want a place to stay in housing that is affordable and guaranteed to be drug and alcohol free. Residents share housing expenses and can participate in support groups through the detox program or other support groups.

Planned Projects

In October 1993, Humboldt County solicited proposals for establishment of a homeless shelter on private property in Eureka. The County will contract for the building and the operation of the building. The shelter will open as soon as a proposal is selected and the building can be made ready for occupancy.

The RCAA is developing a residential employment center designed to house up to 40 men and women in the former California Conservation Corps facility in Fortuna. This program would provide on-the-job training and housing.

RCAA and the City of Eureka applied in 1993 for HOME Program funds to develop rental housing for very low, low, and moderate-income households and persons. RCAA housing would have provided rental units in Rio Dell, McKinleyville and Fortuna, while the City of Eureka would have provided units in Downtown Eureka as part of the Main Street Project.

Farmworkers

The U.S. Census Bureau reported that in 1990, 348 persons in Eureka were employed in farming, forestry, fishing, and mining industries. Humboldt County has a significant fishing industry and also has a number of dairy farms and other types of agricultural operations. It is unknown how many of the 348 persons employed in these industries and living in Eureka are employed in each of these industries. Some of those employed in agriculture may be seasonal farmworkers who require temporary, low-cost housing. In any event, the number of seasonal farmworkers would be very small.

ASSISTED HOUSING DUE TO CONVERT TO NON-LOW-INCOME HOUSING

Starting in 1992, housing elements are required by state law to include an analysis of assisted multifamily housing units due to convert to market-rate housing. The analysis is to cover the period starting at the statutory date for housing element revision and run for the following 10-year period. The statutory revision date for Eureka's Housing Element was July 1, 1992; the end of the required 10-year period for analysis of assisted housing units is, therefore, July 1, 2002. Most low- and moderate-income housing units assisted through either a federal, state, or local housing program qualify as assisted housing. The analysis should include information regarding the earliest date of subsidy termination, the estimated cost of preserving the low-income status of the units, the estimated cost of

replacing the units, and an analysis of financial options for funding preservation or replacement of the units.

There is one subsidized, very low-income multi-family project in Eureka for which the subsidy is due to expire during the 10-year period. The California Housing Partnership Corporation report entitled *Inventory of Federally-Subsidized Low-Income Units At Risk of Conversion* lists Silvercrest Residence at 2141 Tydd Street in Eureka as a Department of Housing and Urban Development (HUD) assisted project for which the earliest date of subsidy termination was August 1991. The project is owned by the Salvation Army which is a national non-profit organization.

Silvercrest Residence was built in 1982 under the Section 202 Mortgage Insurance Program, which provides mortgage insurance to projects developed for elderly residents. Silvercrest Residence is also subsidized by the Section 8 program which pays the difference between the resident's share of rent (usually 30 percent of income) and fair market rent. The Section 202 program requires that units remain affordable for a 40-year period, and therefore this part of the subsidy would not terminate until the year 2022. The Section 8 program is renewable every 10 years and was last renewed in August 1991. Therefore, Section 8 renewal will be required again by 2001, and it is anticipated that the Salvation Army will seek renewal at that time. Because the project is owned by the Salvation Army, and because Section 202 funds require a 40-year affordability period, it is unlikely that this project will convert to non-low-income housing.

AVAILABILITY OF LAND AND SERVICES

INTRODUCTION

This section evaluates the potential for residential development in Eureka and the availability of public services and facilities to accommodate this development.

RESIDENTIAL DEVELOPMENT OPPORTUNITIES

Vacant Residential Sites

According to a survey completed in August 1992 by City staff, Eureka has approximately 25 acres of vacant land currently zoned for residential use. This land could accommodate 273 dwelling units at maximum zoned densities. This total does not include potential density bonus units. Of this 25 acres, 3 acres are zoned for high-density residential use, 6 acres are zoned for medium-density residential use, and 16 acres are zoned for very low- and low-density residential use.

Some of these vacant sites are substandard in size but are still available for development. The Eureka *Zoning Ordinance*, Section 10-5.203.4 states: "A site having an area, frontage, width, or depth less than the minimum prescribed for the district in which the site is located . . . may be used for a permitted use or a conditional use . . . subject to all other regulations for the district."

The City of Eureka has approved numerous projects on infill sites since its last housing element (i.e., 1984). These projects include a variety of housing types including single-family and multi-family dwellings. A variety of residential uses can be accommodated on small parcels, including: single family dwellings, halfplexes, duplexes, triplexes, fourplexes, and townhomes.

The City, as part of its General Plan update, is considering annexation of adjacent territories. If the City decides to annex vacant developable land, additional sites would then be available for residential development. A final decision to proceed with annexations is not due until late 1994 or early 1995, and actual annexations might not take place within the current housing element planning period (i.e., by July 1999).

Table II-19 shows development potential for existing vacant residential sites in Eureka as of August 1992, and Figure II-4 shows the locations of sites with a potential for seven dwelling units or more (seven sites in all).

TABLE II-19
DEVELOPMENT POTENTIAL FOR EXISTING VACANT
RESIDENTIAL SITES
Eureka
August 1992

Parcel #	Zoning	Acreage	Potential # DU
HIGH-DENSITY RESIDENTIAL SITES			
004-195-09	RM-1,000	0.22	7
005-083-09	RM-1,000	0.17	5
006-241-08	RM-1,000	0.25	5
006-241-09	RM-1,000	0.75	20
004-106-12	RM-1,000	0.15	4
004-114-05	RM-1,000	0.08	2
004-123-05	RM-1,000	0.11	3
004-131-03	RM-1,000	0.09	2
004-152-05	RM-1,000	0.67	27
004-152-18	RM-1,000	0.06	1
004-163-06	RM-1,000	0.12	3
004-202-07	RM-1,000	0.12	3
004-243-03	RM-1,000	0.10	2
004-253-07	RM-1,000	0.30	11
005-142-13	RM-1,000	0.10	2
Subtotal		3.29	97
MEDIUM-DENSITY RESIDENTIAL SITES			
006-011-25	RM-2,500	0.14	2
006-012-01	RM-2,500	0.16	2
008-112-28	RM-2,500	0.25	4
009-021-01	RM-2,500	0.32	5
009-171-32	RM-2,500	0.04	1
009-171-33	RM-2,500	0.05	1
009-171-36	RM-2,500	0.08	1
008-022-28	RM-2,500	0.23	4
008-031-13	RM-2,500	0.24	4
008-031-17	RM-2,500	0.15	2
008-031-18	RM-2,500	0.15	2
008-052-11	RM-2,500	0.10	1
008-052-12	RM-2,500	2.13	10
008-061-04	RM-2,500	0.30	5
008-061-05	RM-2,500	0.30	5
009-021-15	RM-2,500	0.14	2
009-023-06	RM-2,500	0.07	1
009-124-05	RM-2,500	0.28	4
009-124-09	RM-2,500	0.23	4
010-016-09	RM-2,500	0.15	2
010-033-13	RM-2,500	0.15	2
010-052-18	RM-2,500	0.06	1
010-061-15	RM-2,500	0.14	2
010-131-01	RM-2,500	0.20	3
Subtotal		6.06	70

Parcel #	Zoning	Acreage	Potential # DU
LOW-DENSITY RESIDENTIAL SITES			
002-161-05	RS-6,000	0.36	2
002-181-19	RS-6,000	0.34	2
004-204-05	RS-6,000	0.15	1
005-212-10	RS-6,000	0.35	2
005-212-11	RS-6,000	0.33	2
005-222-20	RS-6,000	0.82	5
006-031-06	RS-6,000	0.17	1
006-045-07	RS-6,000	0.17	1
006-045-12	RS-6,000	0.17	1
006-053-08	RS-6,000	0.14	1
006-054-07	RS-6,000	0.08	1
006-141-18	RS-6,000	0.09	1
006-153-09	RS-6,000	0.21	1
006-201-25	RS-6,000	0.04	1
006-211-21	RS-6,000	0.22	1
006-211-24	RS-6,000	0.14	1
006-274-14	RS-6,000	0.20	1
006-312-16	RS-6,000	0.15	1
008-053-09	RS-6,000	0.10	1
008-121-12	RS-6,000	0.14	1
008-142-14	RS-6,000	0.09	1
008-143-08	RS-6,000	0.06	1
008-143-11	RS-6,000	0.06	1
008-151-46	RS-6,000	0.07	1
008-181-01	RS-6,000	0.45	3
008-221-26	RS-6,000	0.17	1
009-091-29	RS-6,000	0.17	1
009-195-14	RS-6,000	0.16	1
009-202-06	RS-6,000	0.24	1
009-273-13	RS-6,000	0.40	2
009-273-19	RS-6,000	0.36	2
009-281-11	RS-6,000	1.00	7
009-281-25	RS-6,000	0.35	2
009-281-43	RS-6,000	0.84	6
010-081-45	RS-6,000	0.46	3
010-091-17	RS-6,000	0.10	1
010-111-06	RS-6,000	0.10	1
010-121-06	RS-6,000	0.37	2
010-121-13	RS-6,000	0.18	1
010-121-18	RS-6,000	0.31	2
010-121-20	RS-6,000	0.23	1
010-221-04	RS-6,000	0.10	1
010-261-10	RS-6,000	0.16	1
010-292-05	RS-6,000	0.46	3
011-111-02	RS-6,000	0.16	1
011-176-09	RS-6,000	0.17	1
011-176-10	RS-6,000	0.17	1
011-186-01	RS-6,000	0.18	1
011-191-20	RS-6,000	0.09	1
011-201-06	RS-6,000	0.34	2
012-035-03	RS-6,000	0.17	1
012-041-11	RS-6,000	0.15	1
012-055-04	RS-6,000	0.08	1
012-056-08	RS-6,000	0.15	1
012-131-22	RS-6,000	0.45	3
012-152-05	RS-6,000	0.25	1
012-162-03	RS-6,000	0.11	1
012-191-07	RS-6,000	0.15	1
012-221-15	RS-6,000	0.12	1
013-021-12	RS-6,000	0.09	1

Parcel #	Zoning	Acreage	Potential # DU
013-021-21	RS-6,000	0.16	1
013-021-22	RS-6,000	0.14	1
013-044-06	RS-6,000	0.08	1
013-191-26	RS-6,000	0.33	2
013-201-63	RS-6,000	0.15	1
013-201-64	RS-6,000	0.10	1
013-201-73	RS-6,000	0.24	1
018-181-33	RS-6,000	0.19	1
018-193-04	RS-6,000	0.17	1
008-131-07	RS-6,000	0.11	1
Subtotal		15.76	104

VERY LOW-DENSITY RESIDENTIAL SITES

402-031-26	RS-12,000	0.17	1
402-031-26	RS-12,000	0.10	1
Subtotal		0.27	2

GRAND TOTAL		25.38	273
--------------------	--	--------------	------------

Note: RS-6,000 - minimum lot size of 6,000 s.f.; RS-12,000 - minimum lot size of 12,000 s.f.; RM-2,500 - minimum lot size of 2,500 s.f.; RM-1,000 - 6,000 s.f. per 4 dwelling units plus 1,000 s.f. per each additional

Source: City of Eureka; J. Laurence Mintier & Associates

Downtown Residential Sites

In addition to the 273 potential units that can be accommodated by vacant, residentially-zoned sites, Eureka has a significant potential for residential development in its Downtown. According to a survey completed in December 1992 by City staff, Downtown Eureka has space in existing commercial and office buildings sufficient to accommodate 219 units of high-density residential use. The *Eureka Zoning Ordinance* allows residential use in these buildings by right (i.e., without a use permit).

The Redevelopment Agency has participated in the conversion of upper-story commercial space into apartments in at least eight different locations in Downtown and Old Town Eureka using the HUD 312 Program. Approximately 67 new apartments have been created since 1977 in converted upper-story commercial space through this participation. In addition, the Redevelopment Agency has rehabilitated many existing upper-story apartments in the project area.

Table II-20 summarizes the location and amount of vacant upper-story space available for high-density residential use and the potential for residential development in this space. Figures II-5a through k show the location of each Downtown residential site.

Of the 11 buildings listed in Table II-20, 8 require seismic retrofitting, and the cost of retrofitting buildings for seismic safety can be prohibitive without government assistance. In January 1993, the City applied for 1993 HOME Program funds for seismically retrofitting three of these buildings and converting their upper stories for residential use, but their application was denied by HCD. The City will probably reapply for HOME funds in upcoming cycles. In addition to the retrofitting option, property owners have the option of demolishing unreinforced masonry structures (URM) to facilitate development on the site, an action that in some cases may be less costly than retrofitting URM buildings to meet seismic safety standards.

TABLE II-20
DOWNTOWN RESIDENTIAL SITES
Eureka
December 1992

Map Ref.	Location	Total Number of Floors	Total Space (sq.ft.)	Potential # DU	URM Status
1	Lloyd Building	3	15,120	22 units	Designated as high hazard
2	Carson Building	4	20,250	19 units	Designated as high hazard
3	F at 2nd Street	4	27,000	26 units	Designated as high hazard
4	Art Center	2	12,000	17 units	Designated as high hazard
5	3rd at F Street	2	15,000	7 units	Designated as high hazard
6	Professional Bldg	5	33,000	40 units	Designated as high hazard
7	Vance Hotel	4	30,000	43 units	Designated as high hazard
8	Arthur Johnson Bldg	2	na	10 units	Designated as high hazard
9	E/F at 5th/6th Street	2	na	10 units	No URM
10	Heuers Bldg	2	na	5 units	No URM
11	Commercial Bldg	4	na	20 units	No URM
	Total			219 units	

Source: City of Eureka; Eureka Redevelopment Agency; J. Laurence Mintier & Associates; The Consulting Group

FIGURE II-4

VACANT RESIDENTIAL SITES
(Sites with potential for 5 or more units)
November 1993

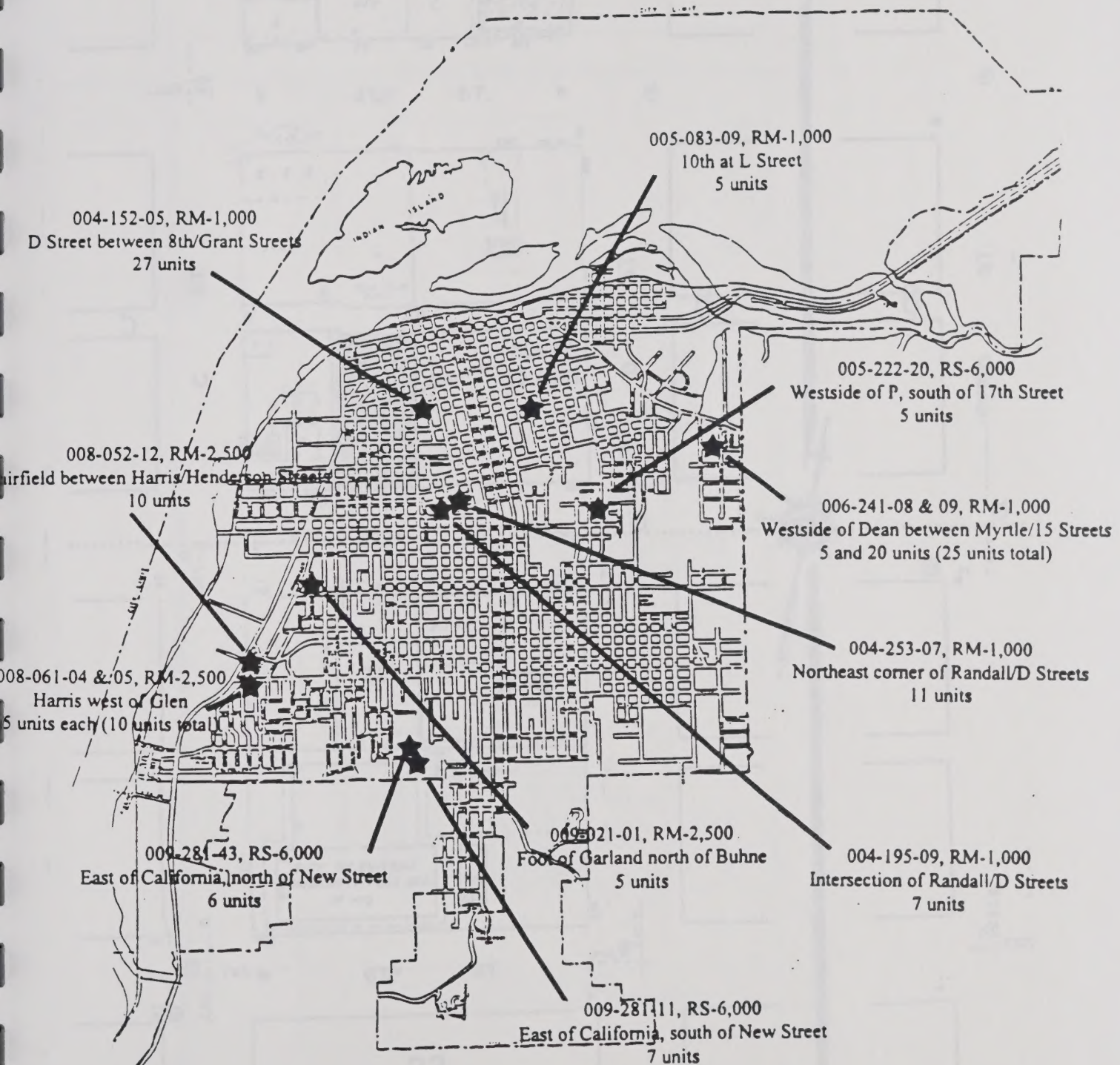
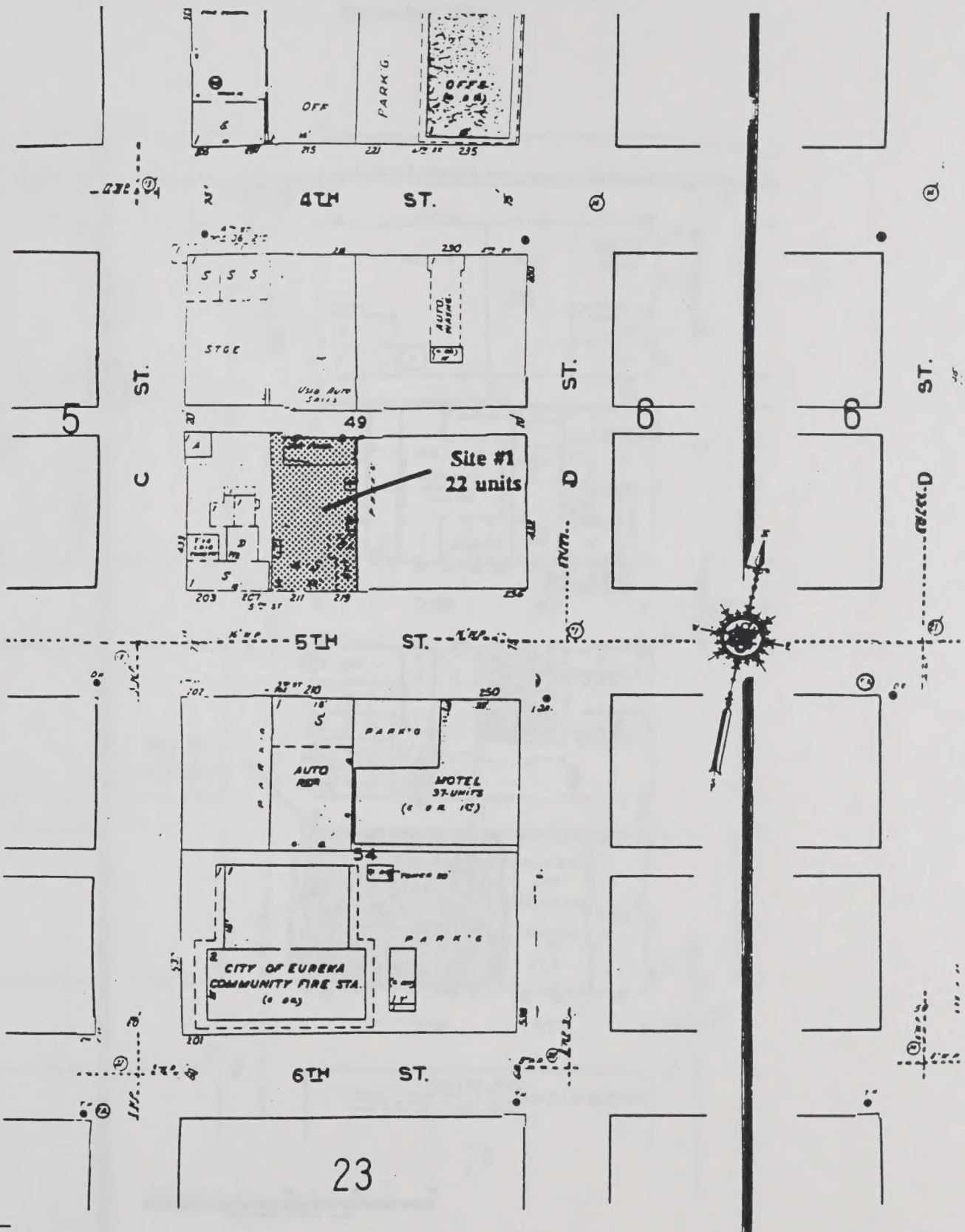


FIGURE II-5a

DOWNTOWN RESIDENTIAL SITES
December 1992



Source: City of Eureka

DOWNTOWN RESIDENTIAL SITES

December 1992

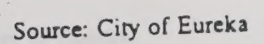


FIGURE II-5c

DOWNTOWN RESIDENTIAL SITES

December 1992

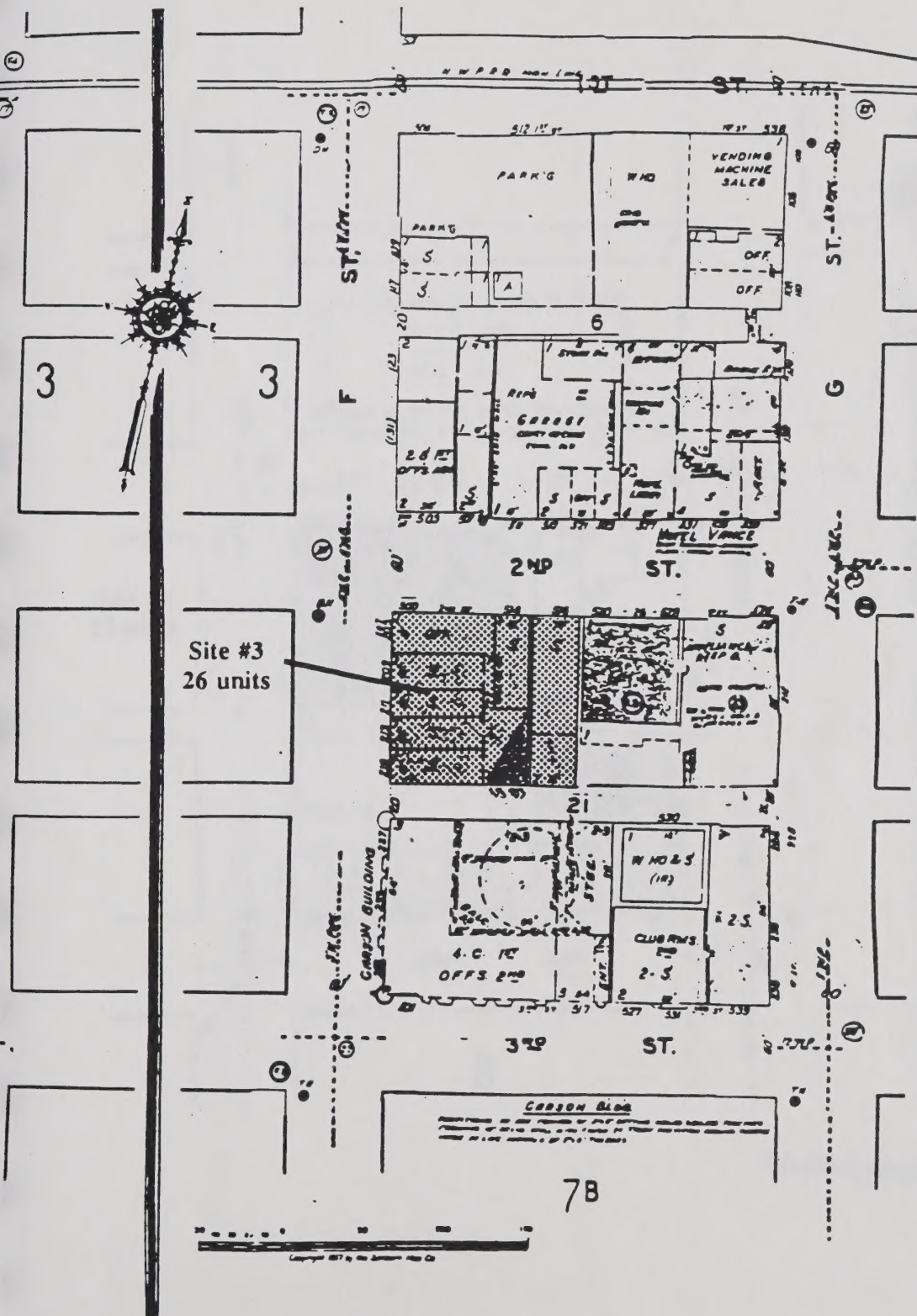


FIGURE II-5d

DOWNTOWN RESIDENTIAL SITES

December 1992

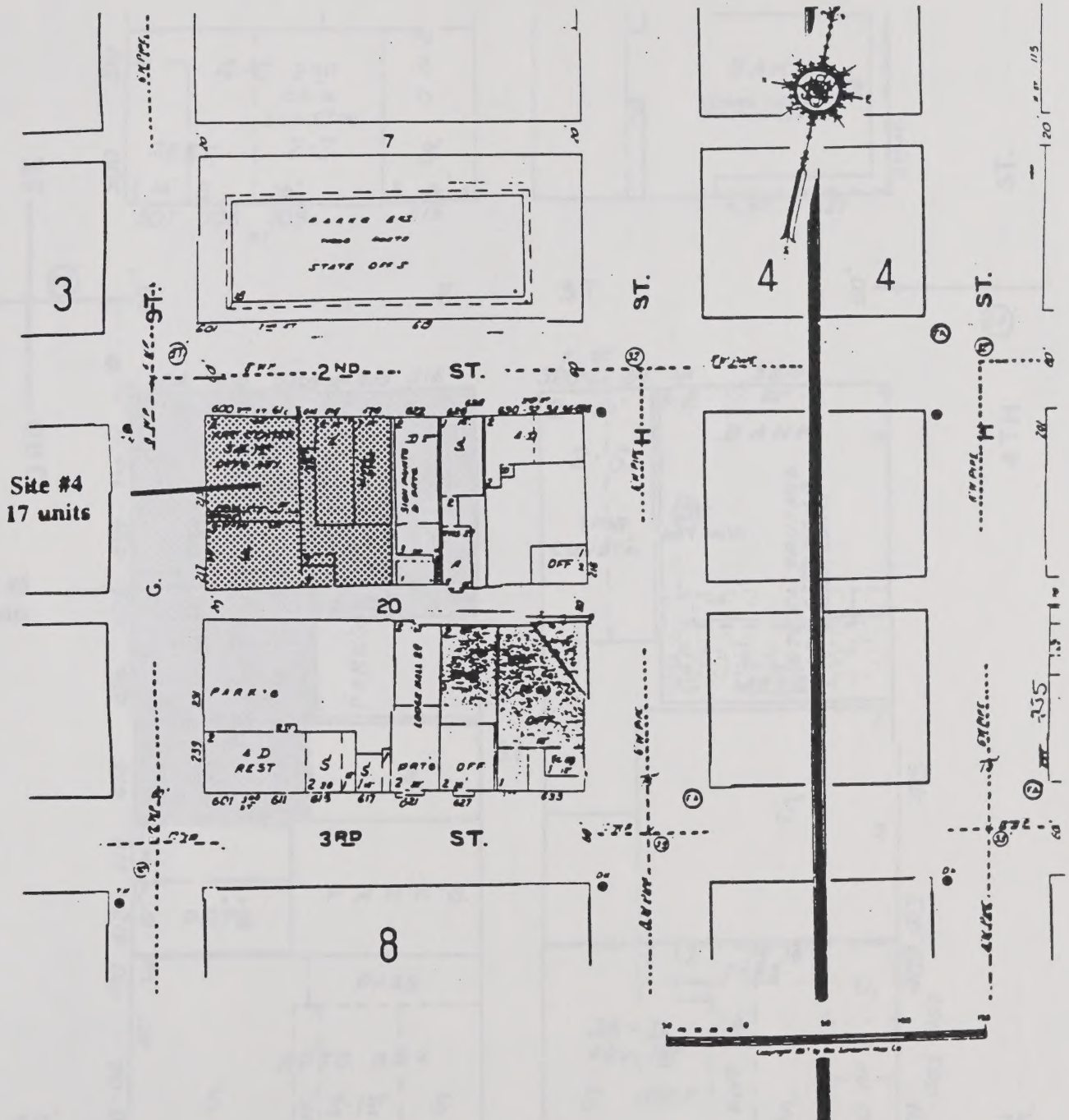
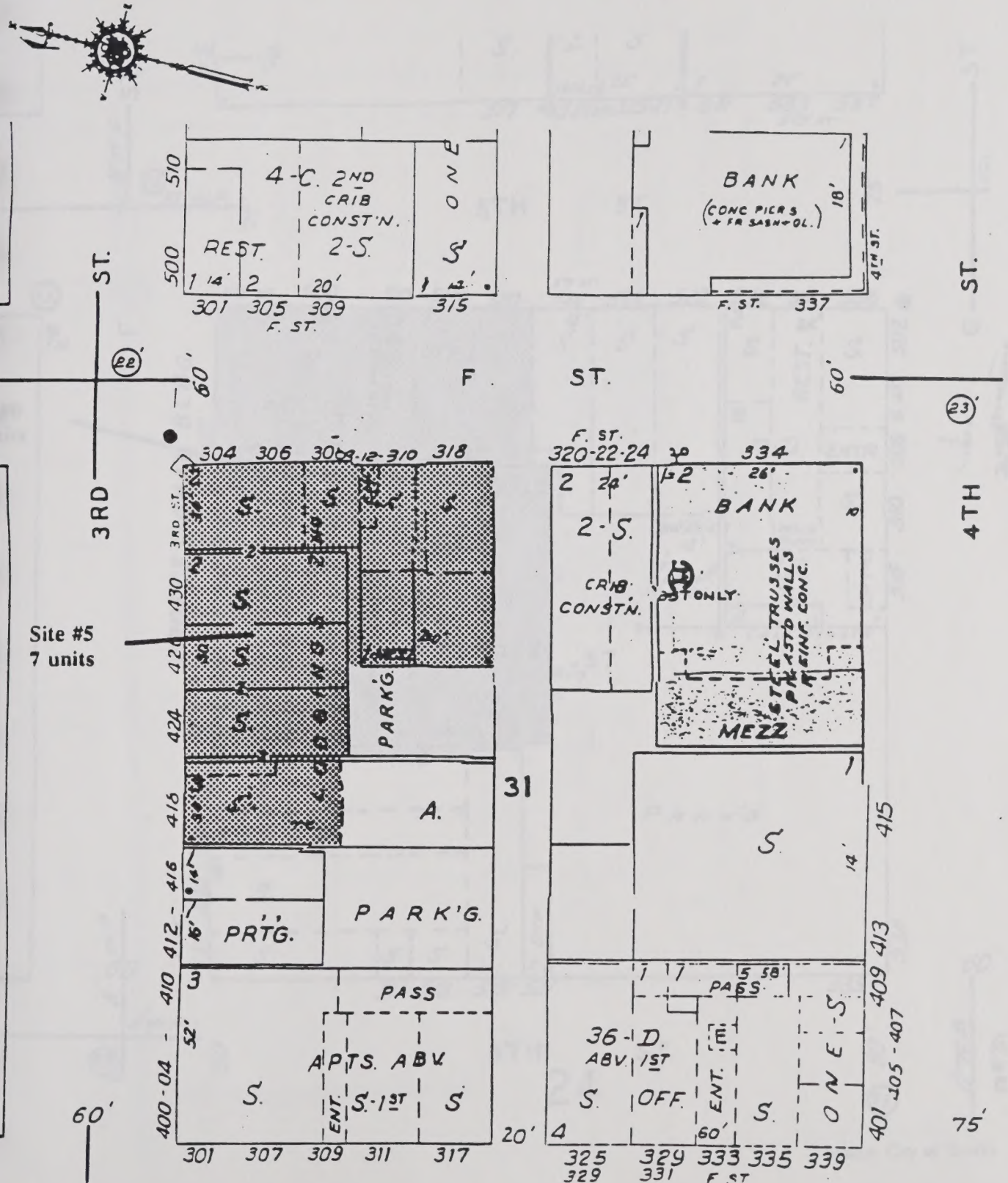


FIGURE II-5e

DOWNTOWN RESIDENTIAL SITES
December 1992



DOWNTOWN RESIDENTIAL SITES

December 1992

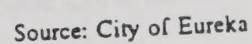


FIGURE II-5g

DOWNTOWN RESIDENTIAL SITES
December 1992

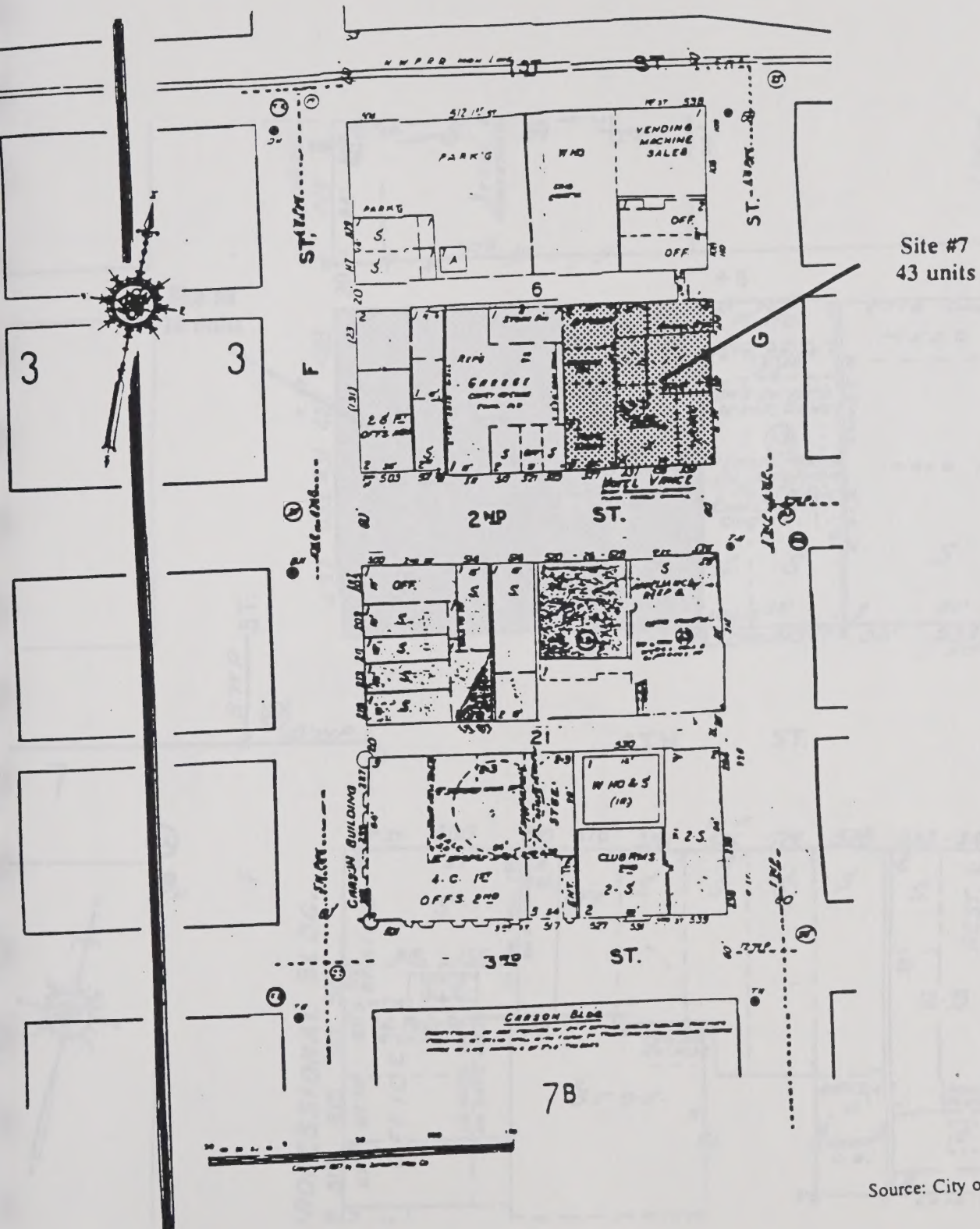
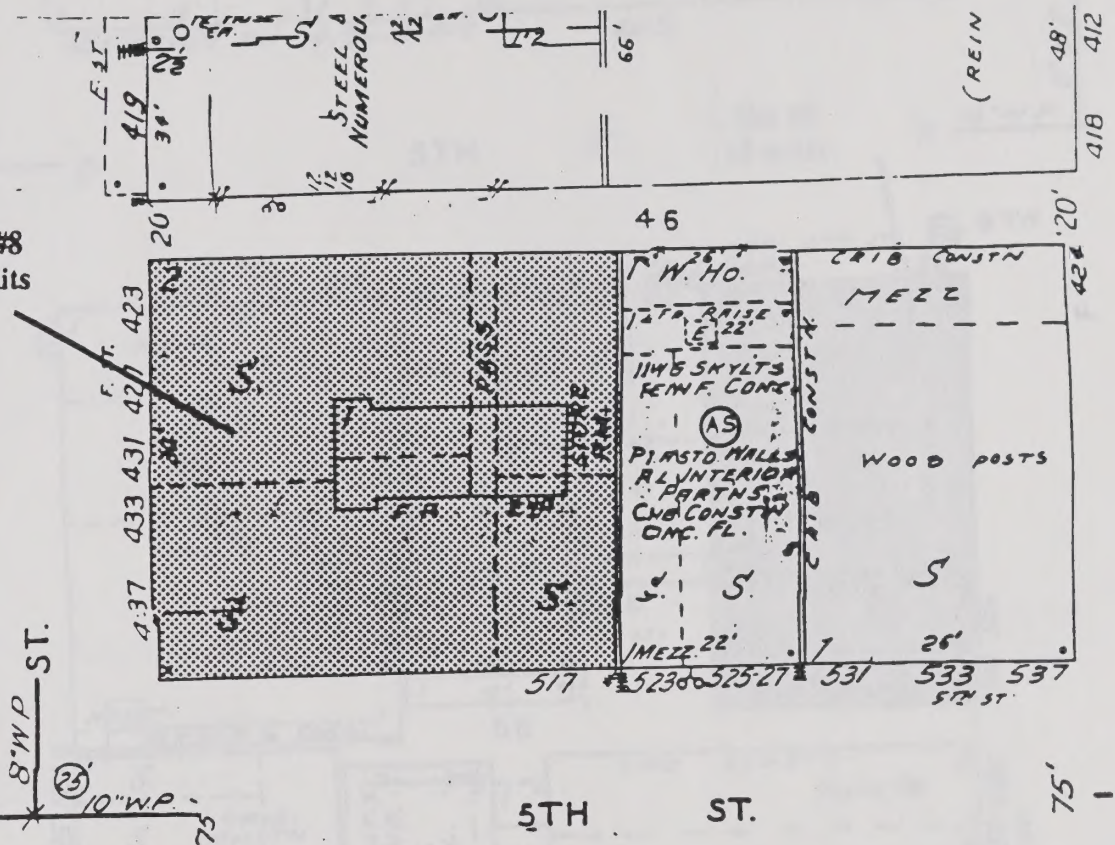


FIGURE II-5h

DOWNTOWN RESIDENTIAL SITES

December 1992

Site #8
10 units



FA

T.H.

F

PROFESSIONAL BLDG.

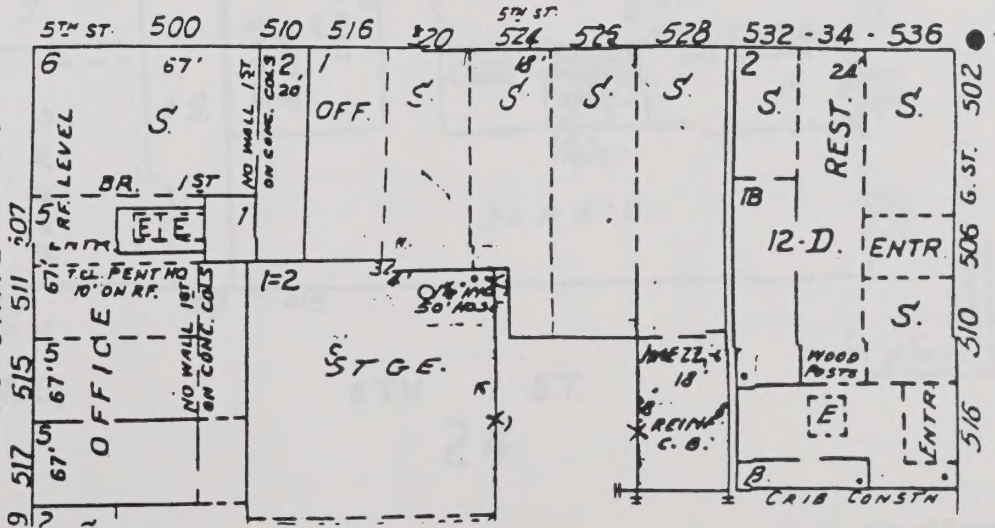
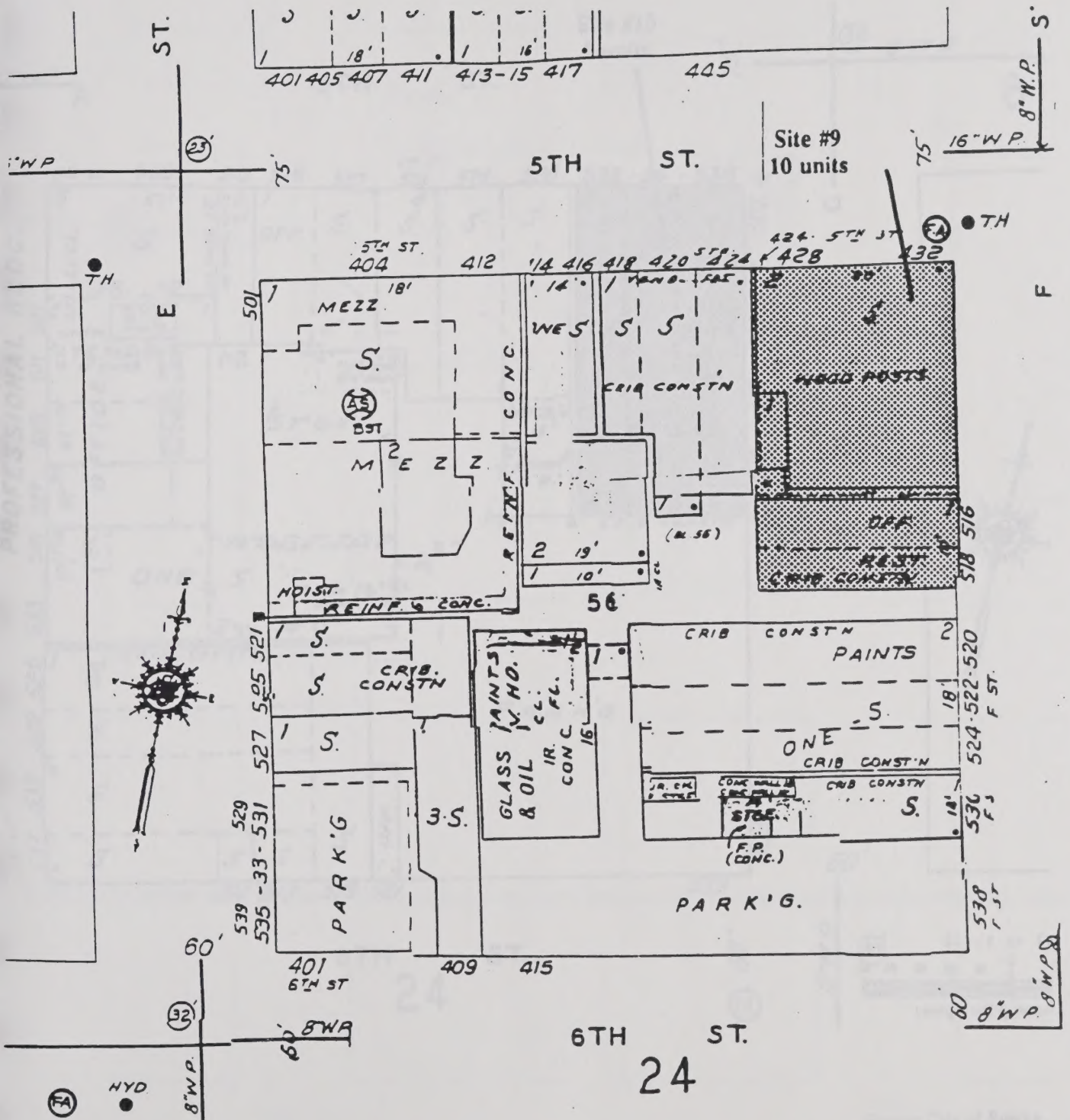


FIGURE II-5i

DOWNTOWN RESIDENTIAL SITES

December 1992



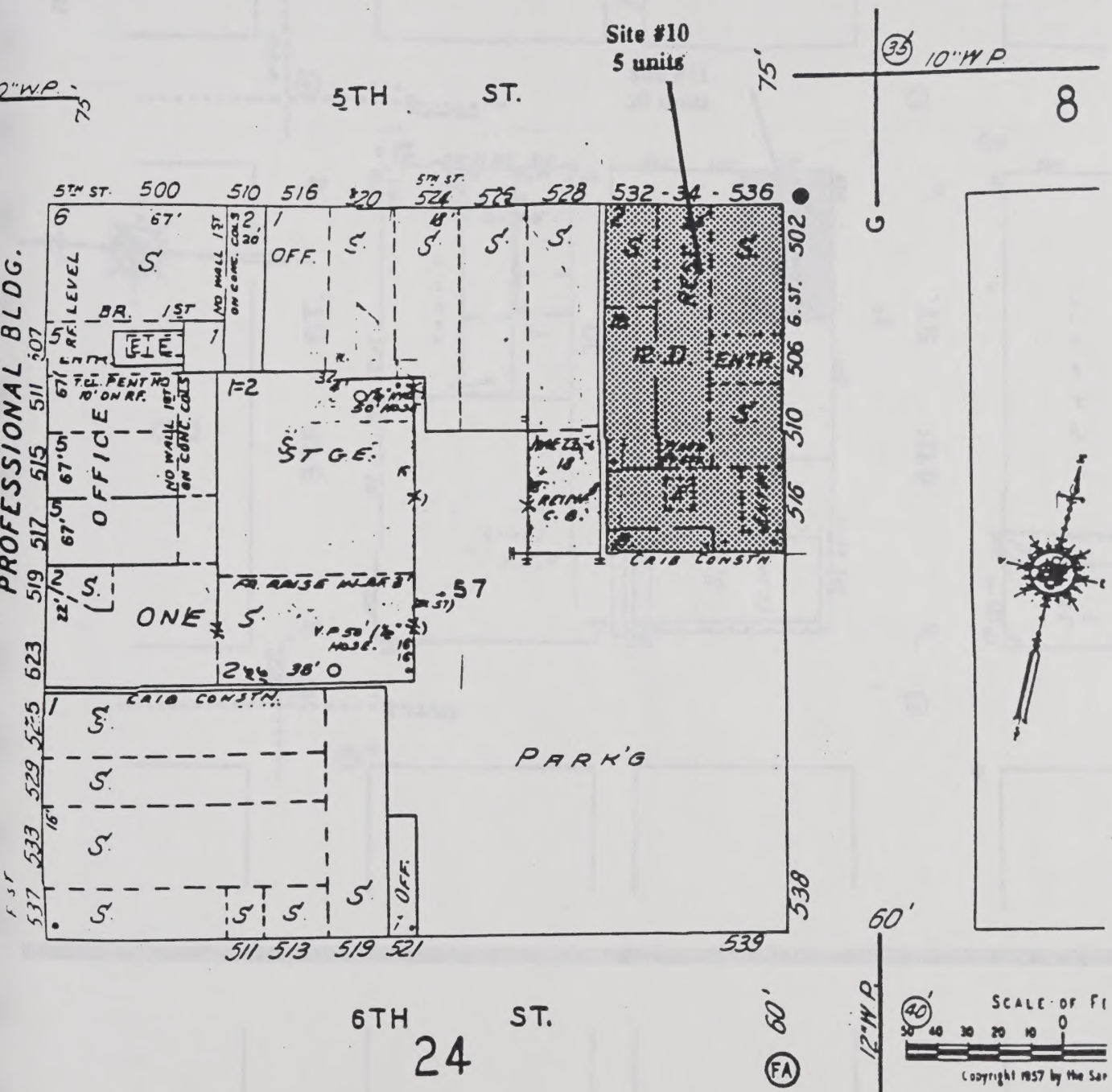
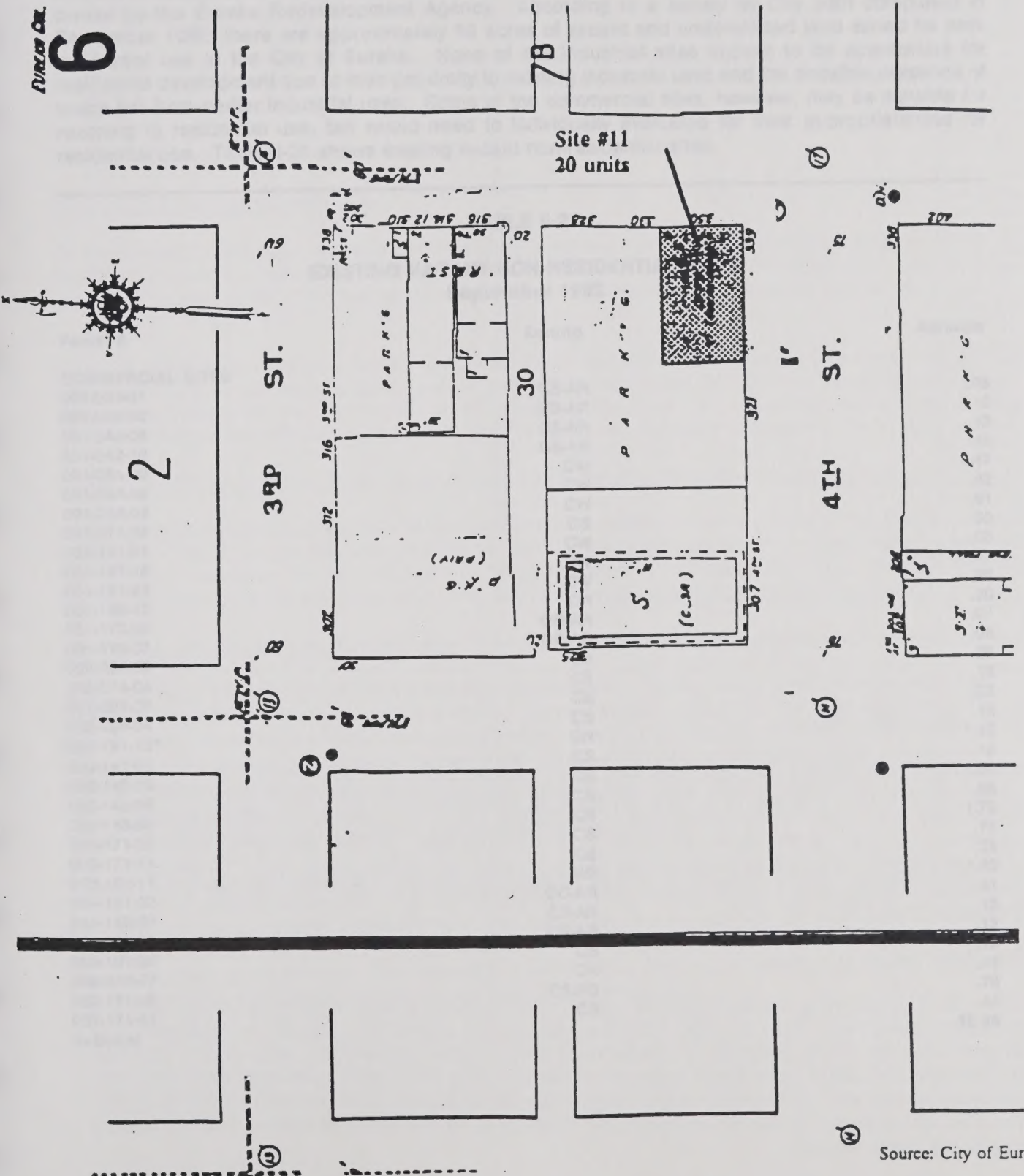


FIGURE II-5k

DOWNTOWN RESIDENTIAL SITES
December 1992



Non-Residential Sites

In addition to vacant residential sites and Downtown residential sites, Eureka also has a significant amount of vacant and underutilized land zoned for non-residential use, a significant part of which is owned by the Eureka Redevelopment Agency. According to a survey by City staff completed in September 1992, there are approximately 56 acres of vacant and underutilized land zoned for non-residential use in the City of Eureka. None of the industrial sites appear to be appropriate for residential development due to their proximity to existing industrial uses and the possible presence of toxics left from earlier industrial uses. Some of the commercial sites, however, may be suitable for rezoning to residential use, but would need to be individually evaluated for their appropriateness for residential use. Table II-21 shows existing vacant non-residential sites.

TABLE II-21

EXISTING VACANT NON-RESIDENTIAL SITES September 1992

Parcel #	Zoning	Acres
COMMERCIAL SITES		
001-034-01	CS-AR	.05
001-042-06	CS-AR	.10
001-042-08	CS-AR	.12
001-042-10	CS-AR	.15
001-054-20	CW	.47
001-054-22	CW	.42
001-062-08	CW	.61
001-071-02	CS	.30
001-121-01	CW	.08
001-121-18	CW	.41
001-121-23	CW	.35
001-162-12	OR	.20
001-173-06	OR-AR	.07
001-173-07	OR-AR	.08
002-064-02	CS	.30
002-074-04	CS	.18
002-081-06	CS	.23
002-104-04	CS	.15
002-191-13*	CN	1.43
003-141-01	CS	.19
003-143-02	CS	1.54
003-143-06	CS	.68
003-143-08	CS	1.73
003-171-09	CS	.77
003-171-11	CS	.39
003-182-11	MG	1.92
004-151-22	CC-AR	.21
004-152-02	CS-AR	.12
004-152-03	CS-AR	.13
008-101-36	CS	.16
009-242-07	CN	.43
302-171-40	CS/PD	.70
001-171-41	CS	.44
Subtotal		15.26

Parcel #	Zoning	Acres
INDUSTRIAL SITES		
001-013-09	CW	.15
001-024-01	ML	.21
001-161-07*	OR	.17
001-162-08*	OR	.37
002-053-01	CS	.21
002-054-05	CS	.05
002-083-01	CS	.23
002-083-02	CS	.08
002-121-02	CS	.12
002-121-03	CS	.08
002-231-15	CW	.66
002-231-18	CW	.09
002-231-22	CW	.97
003-031-07	ML	.20
003-041-08	CS	.99
003-062-17, 19*	CW	8.5
003-062-21*	MC	5.0
003-062-23*	MC	4.5
003-082-18*	MG	2.32
003-082-23*	MG	5.5
003-172-01*	MG	.67
003-172-02*	MG	.67
003-121-04	ML	.13
003-121-23	ML	.19
003-142-05	MG	.14
007-061-06 and 007-071-14*	MC	7.5
014-131-10	CS	.57
014-141-06	CS	.63
Subtotal		40.90
GRAND TOTAL		56.16

Note: *Owned by the Eureka Redevelopment Agency

Source: City of Eureka; J. Laurence Mintler & Associates

Residential Conversions

Under the City's existing *Zoning Ordinance*, many of the City's large Victorian-era houses are zoned for multi-family use. Most of these are still used as single family dwellings, but could be converted to multi-family use. The City estimates that an additional 100 units could be developed through the conversion of large single family dwellings to multi-family use. Recent examples of residential conversions in Eureka include 1303 I Street (one unit converted to four units), 923 J Street (one unit converted to three units), 817 California Street (one unit converted to four units), and 807 Pine Street (one unit converted to two units).

Second Units

Under the City's existing *Zoning Ordinance*, development of second units is permitted on lots as small as 6,000 square feet. Second units, therefore, represent a significant potential for development of smaller units that would generally be affordable to lower-income households. According to research by City staff, the City of Eureka has approved 11 second units since 1990. City staff estimates there are also between five and ten second units constructed in the Eureka each year without City approval. The City estimates that in total an additional 200 units could be developed as second units on existing residential lots in the city.

Surplus Land

Caltrans owns both residential buildings and vacant land within the Highway 101 freeway immediately south of Downtown. The City is exploring the possibility of alternative alignments for Highway 101, and if its current right-of-way is abandoned by Caltrans, existing buildings and vacant land could be declared surplus and used for residential development. The vacant Caltrans-owned sites are included in the inventories in Tables II-19 and II-21.

Consultants contacted the California Department of General Services, HUD, and the U.S. Bureau of Land Management to determine if there were additional public-owned surplus public lands in Eureka, and were informed that none existed.

Sites for Emergency Shelters

Temporary Emergency Shelter Sites

Temporary emergency shelters have been sited in Eureka through the declaration of an emergency by local jurisdictions. In the last 4 years declarations have been made by the City of Eureka / County of Humboldt as part of the siting and operational decisions for temporary emergency shelter.

Adoption of these declarations, based upon State law, allow emergency shelters to be sited without regard to zoning considerations (either use or standards). As long as the State law remains in effect, emergency shelters can be sited anywhere within the City, based on the declaration of an emergency. No evaluation nor identification of adequate sites is necessary for these temporary emergency sites.

Temporary / Permanent Emergency Shelter Sites Operated or Leased By Government Agencies

Based upon the preemptive doctrine, temporary and permanent emergency shelters operated by the County, the State, or the Federal government can be developed within any zoning district within Eureka. No evaluation nor identification of adequate sites is necessary for these temporary or permanent emergency shelter sites when they are operated or leased by a government agency.

Temporary / Permanent Emergency Shelter Sites Owned Solely By Private Entities

Where a private entity (whether for-profit or non-profit) leases property from a government agency the preemption doctrine will apply and sites will be chosen without regard for the appropriate zoning district. It is unlikely that a private entity will establish a temporary emergency shelter site without the involvement of a government agency. Based upon the past history of emergency shelter operation in Eureka, and the investment required to run a shelter, operation of a shelter on a temporary basis will likely involve a government agency. The most likely scenario where a private entity will operate an emergency shelter solely will be where a permanent site is pursued.

This scenario has its limitations due to the costs associated with both the initial investment and the long term costs of shelter operation. The City of Eureka during the period of the "T Street" Shelter developed criteria for shelter placement with the assistance of a citizen's committee which included a real estate broker, owner of an architectural firm, an engineer, director of the AAA, a business owner, and the Homeless Coordinator. The criteria was based upon the needs identified by the Homeless Taskforce in their 1991 Report to the County Board of Supervisors.

Using the criteria and the needs as identified by those two groups the City of Eureka applied for Community Development Block Grant funding for the purchase of property and the renovation of an existing structure. The HET Center Committee supplied estimates for the renovation needs, local service providers supplied the estimates for operational costs and the City negotiated a purchase price with the property owner of the proposed permanent emergency shelter site. Based upon those estimates the initial start-up costs for such a shelter would be close to a million dollars.

It is unlikely a private provider will be able to initiate such a shelter without substantial government financial assistance. Sites chosen by private providers are much more likely to be smaller than that proposed by the City in 1993. It is expected that sites chosen by private providers will likely either be leased to reduce the start-up cost, be smaller than the size of that proposed by the City, and will likely provide for scheduled social service visits but not provide for on-site office space as proposed by the City.

Adequate Sites for Private Providers of Emergency Shelter

The potential locations for adequate sites for permanent shelter operation were developed generally based upon the needs identified by the Humboldt County Homeless Taskforce with the exception of the specific site size. The shelter operation projected by the Taskforce included locating social service offices within the shelter. The size of the shelter projected for private providers is smaller as indicated in the section above.

Sites necessary to accommodate emergency shelter operated by private providers will be approximately in the neighborhood of 6-15,000 square feet depending upon financial constraints and depending upon whether or not an existing structure is used or new construction is contemplated. Should new construction be proposed the shelter sites will require all public services such as sewer and water to be available to the site.

The transient nature, and expected size, of the shelter use makes the use incompatible with other residential uses in Eureka which have much less density and higher development standards than those expected of emergency shelters. The City's General Plan allows for densities ranging from 1 dwelling unit per acre to 18/43 units per acre. The City has an average of 2.366 people per dwelling unit (per the State Department of Finance as of 1/1/94). Using the range of densities and the average number of people the range of people per the General Plan would be 2.366 persons per acre (at 1 unit per acre) to 43 to 102 persons per acre (at 18/43 dwelling units per acre).

By contrast the "T Street" shelter operated in 1992/93 ranged in size from an average of about 85 persons to peaks of 135 persons at a site of approximately 0.61 acre. The density on an acreage basis ranged from 139 to 221 persons per acre. Even the average density at the shelter exceeded the City's allowed multiple family density by 37 persons per acre or 36% more than the most dense neighborhoods in Eureka. The density and transient nature of the shelter use in combination led the City to determine that shelter use would be more appropriately placed within areas of the City where the street system and the other uses in the area could more readily accommodate the effects of a shelter's density.

The City reviewed sites discussed in the past 3 years as possible shelter sites with the majority of those sites proposed within the "CS", Service Commercial, "ML", Limited Industrial and "MG", General Industrial. One other zoning district, "MC", Coastal Dependent Industrial, has been included in the past, but only as the subject of the placement of temporary emergency shelter. Only temporary use would be compatible with the coastal dependent nature of the district. According to past discussions with State Coastal Commission staff a "temporary" emergency shelter could be acceptable but a permanent shelter site would require reclassification of the property from that land use designation which would be very difficult.

The areas in the City which are zoned as "CS", "ML", and "MG" total approximately 1200 acres. The areas include a mixture of property which is entirely vacant, property which is partially but not fully developed (allowing for expansion) and property which is developed with structures which could be renovated.

Based upon the need to designate sites for permanent emergency shelters owned and operated by private providers the City will amend the *Zoning Ordinance* to permit the placement of emergency shelters in the CS (Service Commercial), the ML (Limited Industrial), and the MG (General Industrial) zoning districts with the issuance of a shelter permit (see Implementation Program I.15).

Development Standards for Permanent Emergency Shelter Sites

Permanent emergency shelter use is not currently incorporated within the City of Eureka's Zoning Ordinance as either a permitted or a conditional use in any district. Addition of a use to the City's Zoning Ordinance follows a process of determining the manner in which the proposed use is similar in nature to the existing permitted or conditional uses within the zoning district. In particular the characteristics of the proposed use are examined to provide information as to the nature of the use for purposes of comparison to the existing uses listed within the district.

As noted above, the density and transient nature of permanent emergency shelters make them inappropriate for strictly residential neighborhoods. Within the districts where the density and transient nature will cause the least amount of problems there is a need to provide shelter which mimics a residential nature where possible as well as provide safe housing. Because the shelter is for emergency use does not diminish the need for safe and adequate housing.

Emergency Shelter Characteristics

Because the building and zoning standards are waived during the emergency period, the emergency shelters which have been established have met only the standards which have been self-imposed by the local governments. For example, the temporary emergency shelter, which operated at 1st and T Streets in 1991/92, was renovated to provide second and third emergency accesses to the exterior of the building, a fire alarm system was installed, handicapped accessibility was accommodated with a ramp and renovation of a restroom, and exterior lighting provided.

Other requirements have also been part of the operation of the emergency shelters. When the City leased the building for use as a shelter the operators of that shelter agreed to supply insurance for the use. City staff held a meeting once a week with the operators and the neighborhood to discuss impacts upon the neighborhood from the shelter and to seek out solutions to those impacts (and on occasion, solutions to misunderstandings as well).

As a result of those meetings, and complaints received from the neighborhood, operational changes to the shelter and its operation included the following:

- (1) Portable restrooms were placed in the parking lot of the shelter (based upon early shelter arrivals using porches, alleys, and nearby shrubbery as restroom facilities);

- (2) Shelter residents were to remain in the shelter once they were admitted rather than coming and going at all times of the night (based upon inebriates being ejected as well as people coming to eat at the shelter who then did not stay in the shelter but did stay in the neighborhood trespassing on other property);
- (3) The Police Department was made more readily available for calls into the neighborhood and to the shelter and additional patrols of the neighborhood were arranged (based upon increased trespassing situations, fights occurring at the shelter and in the neighborhood, and a need to respond to towing abandoned vehicles);
- (4) The County assigned General Relief crews to clean up the neighborhood on a regular basis in conjunction with the shelter residents (based upon the increase in the amount of trash and household articles left on neighboring property);
- (5) Shelter residents were asked to park in the parking lot rather than on the street (as they tended to park much longer than commercial traffic within the neighborhood);

Never resolved but remaining as an issue was the potential for food poisoning. Food served on the premises was unable to be stored safely. No preparation areas were located on the premises to allow for the safe preparation of mass meals. Food brought on site, while welcome, also brought the possibility of illness due to the methods of preparation and the number of people involved in making, transporting, and serving the meals.

Other health issues were encountered during the course of the operation of the various emergency shelters. Occurrences of such conditions as head lice and tuberculosis were not addressed and will continue to be a problem for shelter operation. Head lice, for example, will keep children out of a school setting as they are not allowed to attend school with the condition.

Also an unresolved problem was an issue relative to having children present at the shelter which were unsupervised on a continuing basis. Shelter residents were not screened for potential records or current problems relative to child abuse. No provision was consistently available for segregating families and other minors from the unassociated adult population in the shelter.

Based upon the characteristics exhibited by temporary emergency shelters the City has assumed that at a minimum the same characteristics would be exhibited by a permanent emergency shelter. Standards will be developed to address these characteristics and their associated impacts as part of the implementation program of the Housing Element. Addressing these characteristics is intended to assure the proposed shelter use will result in impacts no greater than those associated with uses permitted or conditionally permitted within the same zone.

At the same time there is also a need to attempt to maintain some content relative to a residential nature and to also minimize the impact of living within commercial and industrial zones upon the shelter residents as well. Shelter residents which are occupying a building formerly used as a warehouse/office space (such as the "T Street" shelter site) should not be expected to live in conditions suited to those uses as opposed to a residential use.

The City recognizes that the City's experience with emergency shelters has been limited to temporary, emergency shelter placement and operation and that those shelters have consistently been large shelters with average populations of over 85 people with peaks of up to 135 people. Other shelters, whether they are permanent or smaller in size, may well have other, different, characteristics which warrant different standards.

The City does expect that smaller shelters will experience impacts in proportion to their size and will devise standards which reflect the nature of the smaller shelters and recognizes that shelters housing small numbers of people will create fewer impacts. Whether a shelter is temporary or permanent should not affect the standards although, as noted above, a temporary emergency shelter will not obtain a shelter permit, thereby not meeting any standards outlined by the proposed implementing ordinance.

Sites for Transitional Housing

Transitional housing by its nature is the result of a permanent siting decision. Transitional housing programs operated in Eureka currently provide a variety of services and serve a multitude of purposes ranging from mental health, detoxification, alcohol/drug aftercare, housing and employment skills, etc in addition to providing basic shelter. Transitional housing provides residents with housing on a longer term basis than the emergency shelter programs. Most of the transitional programs (with the exception of the detox) require the potential residents to apply and they are screened according to the particular program provided. Many of the programs require potential residents to be stable (apart from detox and alcohol/drug care) and have the ability to live with others in a community/family atmosphere.

The programs currently in operation have located primarily within residential zoning districts with the intention of providing a residential atmosphere for their clients. All of the houses uses currently for the program house under 15 people with most of them having 6 to 12 people. The transitional housing operate with on-site managers, maintain the structures' appearances as residences, and generally meet all of the same requirements as other residential structures.

Transitional housing which serves 12 or fewer persons is allowed within any residential district per the State law. Transitional housing for 15 or fewer persons is allowed in the RM (Multi-Family) residential district under the classification of a "lodging house". Lodging houses are also permitted uses in the OR (Office Residential), CN (Neighborhood Commercial), CC (Central Commercial), CS (Service Commercial), and CW (Waterfront Commercial) districts.

The City will amend the *Zoning Ordinance* to clarify that transitional shelter is allowed within the definition of lodging house. Allowing transitional housing within the aforementioned zoning districts will make approximately 30% of the City available for transitional housing sites. Transitional housing sites will meet all of the same development standards required of other residential uses within the zoning district in which they are located (including handicapped access, health, safety, building and fire standards and zoning standards). Meeting these standards will insure the transitional housing will be able to attain the residential atmosphere desired by the transitional housing programs.

Conclusion

Eureka has available in a variety of forms, sufficient vacant and appropriately-zoned sites to accommodate the housing needs of all income groups in the Eureka (i.e., approximately 790 units of new housing). Table II-22 summarizes this development potential, making assumptions about the income categories that could be accommodated by the various new units.

TABLE II-22
SUMMARY OF ADEQUATE SITES
Potential Number of Units by Income Category
Eureka

Type of Site	Very Low	Low	Moderate	Above Moderate	Total
Existing, Vacant Residential Sites					
High-Density Sites	97	0	0	0	97
Medium-Density Sites	0	35	35	0	70
Low Density Sites	0	0	0	104	104
Very Low Density Sites	0	0	0	2	2
Downtown Residential Sites	120	99	0	0	219
Residential Conversion	0	0	100	0	100
Second Units	0	200	0	0	200
Total	217	334	135	106	792
HCAOG Fair Share Allocation	209	128	51	374	762
Deficit/Surplus	+ 8	+ 206	+ 84	-268	+ 30

Source: City of Eureka; J. Laurence Mintier & Associates

According to Table II-22, the City of Eureka has adequate sites to accommodate the housing needs of all income groups in Eureka except for the above-moderate category. In the above-moderate category the city lacks sites for 268 units, but in the aggregate the city has adequate sites to accommodate 28 units beyond its fair share housing allocation. If a site can accommodate moderate-income units, it can also accommodate above moderate-income units. Accordingly, units assigned to the low and moderate-income categories in Table II-22 can be reassigned to the above moderate-income category; the result would be sufficient sites in all income categories.

AVAILABILITY OF SERVICES

Wastewater Treatment

The City of Eureka completed construction of a new wastewater treatment facility in 1984 that serves Eureka and the surrounding area. According to the City's Utility Department, the wastewater treatment plant currently treats 4.9 million gallons per day (MGD) of wastewater (average dry weather flow) and has the capacity to treat up to 8.0 MGD of wastewater without expansion. Furthermore, the plant is designed to facilitate expansion up to 12.0 MGD of wastewater, should the need arise in the future. Current treatment plant capacity is sufficient to accommodate Eureka's growth at its current rate of growth (i.e., the growth rate experienced between 1980 and 1990) through 2003.

Water Availability

Water supply has never been a problem in Eureka. The City of Eureka currently has a contract supply with Humboldt County Municipal Water District (HBMWD) for 8 million gallons per day (MGD); in 1989, the City was using only 4 MGD. Conservative estimates for Eureka's consumption indicate that water usage will increase to only 5.28 MGD by the year 2010. As a result, water usage for Eureka is expected to remain well below the current contract limit.

LAND USE CONTROLS AND GOVERNMENTAL CONSTRAINTS

INTRODUCTION

While local governments have little or no influence on such market factors as interest rates, their policies and regulations do affect both the amount of residential development that occurs and the cost of housing. As described in other sections of this Chapter, the City has taken and will continue to take a wide variety of actions aimed at providing housing opportunities and ensuring housing affordability. Since governmental actions can constrain development and affordability of housing, state law requires that the housing element "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (*Government Code* § 65583 (c) (3)).

The principal documents setting forth City policies and standards for residential development are the *General Plan*, the *Local Coastal Plan*, and the *Zoning Ordinance*. Other areas of regulation that affect housing cost include the City's processing procedures and development and planning fees.

GENERAL PLAN AND LOCAL COASTAL PLAN

Eureka's principal land use policy document is the *General Plan*. The current *General Plan* was adopted in 1977, and the City is currently (1993) in the process of updating the document. The *General Plan* has five land use designations that are primarily residential. These are as follows:

- **Rural:** This category provides for single family detached residences up to a density of 1 dwelling unit per net acre. Minimum lot size is 42,000 square feet.
- **Estate:** This category provides for single family detached residences at a density of 2 to 3 dwelling units per net acre. Minimum lot size is 12,000 square feet.
- **Suburban:** This category provides for single family residences at a density of 4 to 7 dwelling units per net acre. Minimum lot size is 6,000 square feet.

- **Medium Density:** This category provides for attached single family and multi-family residences at a density of 8 to 17 dwelling units per net acre. Minimum lot size is 2,500 square feet.
- **High Density:** This category provides for multi-family residences at a density of 18 to 43 dwelling units per acre. Minimum lot size is 1,000 square feet.

These residential land use designations provide for a wide range of housing types, from single family detached dwelling units to multi-family apartments and condominiums. Given the prevailing housing market conditions, these densities can accommodate the housing needs of all household income levels.

In addition to the *General Plan*, Eureka has an adopted and Coastal Commission-certified *Local Coastal Plan (LCP)* which regulates development for approximately 1,500 acres of land that lie within the Coastal Zone. The *LCP* contains residential land use designations and allowable residential densities similar to those in the *General Plan*. In addition, state law regulates the demolition of existing low- and moderate-income dwelling units and requires the inclusion of low- and moderate-income housing in new housing development within the Coastal Zone (*Government Code § 65590*).

ZONING

Under state law, cities and counties have broad latitude in establishing zoning standards and procedures. Outside of a general requirement for consistency with the general plan, requirements for open space zoning, and several requirements governing residential zoning, state law establishes only broadly the scope of zoning regulation and sets minimum standards for its adoption and administration.

The *Zoning Ordinance* contains three basic residential zones. These are the RS-6,000 (One-Family Residential) District, the RM-2,500 (Multi-Family Residential) District, and the RM-1,000 (Multi-Family Residential) District. Multi-family housing is allowed by right (i.e., without conditional use permit) in the RM-2,500 and the RM-1,000 Districts. In addition to these residential zones, multi-family residential uses are allowed in the OR (Office and Multi-Family Residential) District, the HM (Hospital-Medical) District, and most C (Commercial) Districts. Very low-density single family residential uses are also allowed in the A (Agricultural) District. Table II-23 summarizes the development standards for each residential district.

TABLE II-23

DEVELOPMENT STANDARDS
Eureka

Zoning District	Minimum Lot Area per Dwelling	Allowable Floor area Ratio	Maximum Height	Minimum Front Yard Setback	Minimum Rear Yard Setback	Combined Side yard Setback	Second Units Allowed
RS-12,000 (Coastal Zone only)	12,000 sf.	50%	35 ft.	15 ft.	25 ft.	10 ft.	yes
RS-6000	6,000 sf.	50%	35 ft.	15 ft.	25 ft.	10 ft.	yes
RM-2,500	2,500 sf.	50%	35 ft.	15 ft.	20 ft.	10 ft.	no
RM-1,000	6,000 sf. per 4 dwelling units plus 1,000 sf. per each additional dwelling unit	100%	75 ft.	15 ft.	20 ft.	10 ft.	no
CN	n/a	200%	35 ft.	n/a	n/a	n/a	no
CC	n/a	500%	100 ft.	n/a	n/a	n/a	no
CS	n/a	120%	35 ft.	n/a	n/a	n/a	no
CW	n/a	250%	100 ft.	n/a	n/a	n/a	no
OR	1,000 sf.	100%	100 ft.	15 ft. if not located above non-residential use	20 ft. if not located above non-residential use	10 ft. if not located above non-residential use	no
HM	6,000 sf. per 4 dwelling units plus 1,000 sf. per each additional dwelling unit	100%	25 ft.	15 ft.	20 ft.	10 ft.	no
A	5 acres	n/a	35 ft.	30 ft.	30 ft.	30 ft.	no

Source: City of Eureka Zoning Ordinance

On- and Off-Site Improvements

Eureka requires the installation of on-site and off-site improvements for residential development. On-site improvements typically include streets, curb, gutter, sidewalk, and utilities and amenities such as landscaping, fencing, streetlights, open space and park facilities, and public access routes for sites within the coastal zone.

Off-site improvements are also often required as part of the approval process for residential development. Off-site improvement costs for large developments can include the construction of roadway segments, bridges, sewage collection trunk lines, water systems improvements, public facilities such as fire substations, and drainage improvements.

Smaller infill projects typically are only required to improve adjacent street frontages, including the installation of curb, gutters, and sidewalks. In most of Eureka's urbanized area, streets and other improvements are already in place. Therefore, development of Eureka's vacant residential infill sites requires few or no frontage or off-site improvements.

Density Bonus

As of January 1, 1990, state law requires that a density bonus of 25 percent and one other concession (e.g., fee waiver or priority processing) be granted to developers who build 20 percent of their units for lower income households, 10 percent for very low income households, or 50 percent for low income elderly households. State law now also requires developers to guarantee continued affordability for very low- and low-income units for at least 30 years. Eureka does not currently have a density bonus provision in its *Zoning Ordinance*.

Coastal Development Permit Procedures

In addition to standards outlined above, Eureka has a separate set of zoning ordinance regulations for the Coastal Zone. With minor exceptions, however, development standards for residential development within the Coastal Zone are the same as outside the Coastal Zone. In terms of permit procedures, development within the Coastal Zone is required to obtain a Coastal Development Permit in addition to approvals otherwise required. Environmental analysis is required for all development in the Coastal Zone, and drainage control plans are required for some designated sites.

Secondary Dwelling Units

A secondary dwelling unit is an additional self-contained living unit, either attached or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. To encourage establishment of secondary dwelling units on existing developed lots, state law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of secondary dwelling units in residentially zoned areas, or where no ordinance has been adopted, allow secondary dwelling units by use permit if they meet standards set out in the law. Local governments are precluded from totally prohibiting secondary dwelling units in residentially-zoned areas unless they make specific findings (*Government Code* § 65852.2). Secondary dwelling units can be an important source of affordable housing since they can be constructed relatively inexpensively and have no associated land costs. Also, secondary dwelling units can provide supplemental income to the homeowner, thus allowing the elderly to remain in their homes or moderate-income families to afford houses.

Eureka adopted a Second Unit Ordinance in 1990 that provides for second units with a conditional use permit on lots that are at least 6,000 square feet in size and have a minimum width of 60 feet and a minimum depth of 100 feet. One additional parking space is required for the second unit, and all height, setback, and lot coverage requirements that apply to the zone in general must still be complied with.

Parking Requirements for Residential Uses

The *Zoning Ordinance* requires two parking spaces for each dwelling in the RS Districts, one of which must be located in a garage or carport. In all other residential districts, the *Zoning Ordinance* requires one and one-half parking spaces per dwelling.

Manufactured Housing

State law limits the extent to which cities and counties can regulate the installation of manufactured homes, including mobile homes and mobile home parks. *Government Code* § 65852.3 requires that cities allow installation of certified manufactured homes on foundation systems on lots zoned for conventional single-family residences. This section and *Government Code* § 65852.4 generally require that same development regulations that apply to conventional homes also apply to manufactured homes. *Government Code* § 65852.7 deems mobilehome parks to be a permitted use in all areas planned and zoned for residential use.

In Eureka, mobilehomes are allowed in all residential districts in the city subject to the same development regulations as other types of housing in the same zone.

Site Plan Review and Architectural Review

Eureka's *Zoning Ordinance* requires site plan and architectural review of development in zones overlaid by with the AR (Architectural Review Combining District) or PD (Planned Unit Development Combining District) districts. Site plan review includes examination of the project to insure that structures are "properly related to their sites and to surrounding sites and to traffic circulation in the vicinity." Site plan review also seeks to insure that parking areas, walkways, and landscaping are appropriate. Architectural review is limited to exterior design, materials, textures, and colors and does not include elements that do not effect the exterior appearance of the structure.

DEVELOPMENT PROCESSING PROCEDURES, STANDARDS, AND FEES

Another way in which local governments can inadvertently constrain the development of affordable housing is through the imposition of development approval procedures, permit fees, building code requirements, and lengthy permit processing times. This section addresses the relationship of development fees, processes, and standards to the production of housing.

Permit Processing Procedures

Housing development projects in Eureka are subject to various review procedures including: environmental review, zoning, subdivision review, design review, use permit control, and building permit approval. Table II-24 shows typical permit processing times for various review procedures in the City of Eureka.

TABLE II-24

TYPICAL PERMIT PROCESSING TIMES Eureka 1990

Type of Application	Estimated Approval Time Period (following formal acceptance)
General Plan Amendment	4-6 months
Local Coastal Program Amendment	4-6 months
Zone Reclassification	3-4 months
"Major" Subdivision	8-10 weeks
"Minor" Subdivision	6 weeks
Conditional Use Permit	6-8 weeks
Coastal Development Permit	6-8 weeks
Road Abandonment/Vacation	6-10 weeks
Lot Line Adjustment	2-3 weeks
Residential Building Permit	2-3 weeks
Variance	3-4 weeks
Design Review	2 weeks
Zoning Check for Building Permit	3-5 days

Source: City of Eureka

The City, in accordance with state law, also requires the initial study of potential environmental impacts of proposed development projects and the preparation of a negative declaration or environmental impact report (EIR). Pursuant to the Permit Streamlining Act (*Government Code* § 65920), local jurisdictions are required to process development applications promptly. For projects requiring a negative declaration, the maximum permit processing period is six months, and for projects requiring an EIR, the maximum period is 12 months.

Building and Housing Codes

Eureka has adopted various uniform building and housing codes to regulate construction. All of these codes have been adopted with only minor amendments, and none of these amendments operate as constraints or significantly increase housing costs. Table II-25 shows the construction codes adopted and currently administered by the City of Eureka.

TABLE II-25

APPLICABLE BUILDING AND HOUSING CODES

Eureka
1992

Code Name	Code Date	Amendments
Uniform Building Code	1991	No significant amendments
Uniform Building Code Standards	1991	No significant amendments
Uniform Fire Code Standards	1991	No significant amendments
Uniform Fire Code	1991	No significant amendments
Uniform Administrative Code	1991	No significant amendments
Uniform Plumbing Code	1990	No significant amendments
Uniform Mechanical Code	1991	No significant amendments
Uniform Housing Code	1991	No significant amendments
Uniform Sign Code	1991	No significant amendments
National Electric Code	1990	No significant amendments
Uniform Code of Building Conservation	1991	No significant amendments

Source: City of Eureka

Enforcement of the adopted building and housing codes is focused primarily on review of new construction plans to ensure that they comply with minimum health and safety standards. Application to existing construction is generally limited to correction of violations brought to light through complaints. Violation correction typically results in code compliance without adverse effect upon the availability or affordability of the dwelling units involved. There has been no documented displacement of persons due to code enforcement in recent years.

Permit Fees

The City collects fees to offset the costs of permit processing, inspections, environmental review, and the provision of services such as water, sewers, and storm drains. These fees are generally assessed on the basis of the number of dwelling units in residential development. Fees charged for building permits are based on the construction values as prescribed by the Uniform Building Code. When raising fees, the City complies with all applicable state laws. Table II-26 shows development fees for Eureka as of August 1992.

TABLE II-26
DEVELOPMENT FEES¹
August 1992

Item	Responsible Office	Costs
Building Permit ²	Building Department	\$540
Sewer Lateral	Engineering	300
Sewer Connection	Engineering	2,000
Water Connection	Engineering	510
Total		\$3,350.00

Notes: ¹Fees for construction of a 1,340 s.f. house with 487 s.f. garage

²Includes building permit fee, plan check fee, mechanical fees, plumbing fees, electric fees, and state seismic fees.

Source: City of Eureka

Development fees have generally been on the rise in California, but fees levied in Eureka are considerably lower than fees in other parts of the state. In 1991, the Building Industry Association of Northern California completed a survey of development fees in 56 communities in 14 counties in Northern and Central California. This survey reported that on average, fees rose 49 percent since a similar survey in 1987 (both surveys were based on hypothetical development of 100 single-family detached homes on a 25-acre site, each home 1,500 square feet with three bedrooms and two baths). Average development fees for the San Francisco Bay Area in 1991 were \$13,784.

Conclusion

The various land use regulations, improvement requirements, permit procedures, and development fees that are in force in Eureka generally provide for the orderly and economical development of housing. Land use regulations provide for a wide variety of housing types at a range of densities; development and construction standards are typical; and development fees in Eureka are substantially below fees in Northern and Central California in general.

ENERGY COSTS AND CONSERVATION

Utility costs significantly increase basic housing costs, with space heating and water heating the biggest energy consumers. Most renters in Eureka (90 percent) pay for at least one utility in addition to basic rent. Utility gas is the predominant form of energy used to heat houses in Eureka. Table II-27 shows 1990 Census tabulations of the type of fuel used for house heating.

TABLE II-27

HOUSE HEATING ENERGY USE

Eureka

1990

Energy Type	Number of Housing Units	% Total
Utility Gas	9,056	82 %
Bottled/Other Gas	130	1%
Electricity	1,076	10%
Fuel Oil, Kerosine, Etc.	3	less than 1%
Coal or Coke	0	less than 1%
Wood	778	7%
Solar Energy	14	less than 1%
Other Fuel	16	less than 1%
No Fuel Used	35	less than 1%
Total	11,108	100%

Source: U.S. Census Bureau; J. Laurence Mintler & Associates

The Pacific Gas and Electric Company (PG&E) offers a residential conservation service audit at customer request. The audit analyzes, among other things, home insulation, weatherstripping, caulking and window insulation for heat loss. The program also identifies other resource conservation measures, such as installation of low-flow shower heads, conversion from fluorescent to incandescent lighting, and replacement of gas pilot lights with electric ignition. Residents can pay for energy-saving devices with interest-free loans from PG&E or obtain reimbursement from PG&E through its "cash-back" program.

NON-GOVERNMENTAL CONSTRAINTS

INTRODUCTION

The availability of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints. This assessment can serve as the basis for actions which local governments might take to offset the effects of such constraints. The following paragraphs briefly summarize land costs, construction costs, and financing.

LAND COSTS

Costs associated with the acquisition of land include the market price of raw land and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in very small developments or in areas where land is scarce. Among the variables affecting the cost of land are its location, its amenities, the availability of public services, and the financing arrangements made between the buyer and seller. According to one housing program specialist familiar with the area, land costs currently (1992) amount to \$3 to \$4 per square foot in Eureka.

CONSTRUCTION COSTS

According to one local developer, total construction cost for a 1,600 square foot home with basic amenities is approximately \$70 to \$75 per square foot. This cost includes architectural, engineering, permits, fees, financing, and all other costs except land.

COST AND AVAILABILITY OF FINANCING

The cost and availability of capital financing affect the overall cost of housing in two ways: first, when the developer uses capital for initial site preparation and construction and, second, when the homebuyer uses capital to purchase housing.

The capital used by the developer is borrowed for the short-term at commercial rates, which are considerably higher than standard mortgage rates. Commercial rates nonetheless drop when the overall market rates decrease, so low interest rates have a positive effect on the housing construction market. According to staff at the Humboldt Board of REALTORS®, construction financing is readily available to developers building in any Eureka neighborhood. Construction financing for multi-family construction, however, is difficult to obtain. This lack of construction financing for multi-family housing poses a significant constraint on the production of affordable housing in Eureka as it does in California and the nation in general.

Home ownership can be constrained by high mortgage interest rates that can make qualifying for a loan difficult. High interest rates, however, are not currently a problem. Interest rates in June 1992 were relatively low, at about 8.5 percent for a 30-year, fixed-rate loan (FIRM). Introductory rates for adjustable rate mortgages (ARMs) are very low at about 5.95 percent. Lenders are also offering new financing packages that provide a balloon payment mortgage for five or seven years, the terms of which are renegotiated at the end of the term to another fixed rate which is based on current mortgage rates. These types of mortgages have the advantage of being fixed-rate and can be offered at lower rates than the conventional 30-year mortgage. The disadvantage is that one may end up paying a higher interest rate at the end of the fixed-rate term. Rates for these types of mortgages were about 7.0 percent in June 1992.

Table II-28 shows the price of a house affordable to the moderate-income family in Eureka at various interest rates.

TABLE II-28

**PRICE OF HOUSE AFFORDABLE TO MODERATE-INCOME FAMILY
BY INTEREST RATE
Eureka**

Moderate Income Limit = \$35,550¹

Interest Rate	Mortgage²	Down Payment³	Price of House Affordable to Moderate-Income Family
7.0%	\$133,586	\$14,843	\$148,429
7.5%	127,107	14,123	141,230
8.0%	121,122	13,458	134,580
8.5%	115,585	12,843	128,428
9.0%	110,456	12,273	122,728
9.5%	105,696	11,744	117,440
10.0%	101,274	11,253	112,526
10.5%	97,159	10,795	107,954
11.0%	93,324	10,369	103,694
11.5%	\$89,746	\$9,972	\$99,718

Notes: ¹Up to 120 percent of area median income

²Assumes a 30-year mortgage term

³Assumes down payment is 10 percent of price

Source: HUD; J. Laurence Mintier & Associates

At an interest rate of 7 percent, the price of a house affordable to the moderate-income family in Eureka is approximately \$148,429. At 9 percent, the price of an affordable house drops to approximately \$122,728. At 11.5 percent, the price drops to approximately \$99,718.

Table II-29 below shows typical costs associated with buying a home.

TABLE II-29
TYPICAL HOUSING COSTS
(\$130,000 Home)
Eureka

Sales Price	\$130,000
Closing Costs	4,113
Down Payment @ 10%	13,000
Mortgage Balance	117,000
Monthly P&I @ 8.5% (30 years)	900
Annual Insurance	236
Taxes	1,494
Total Annual Carrying Costs	12,530
Income Needed @ 30% of Gross)	\$41,766

Note: *Varies with jurisdiction

Source: J. Laurence Mintier & Associates

CONCLUSION

Eureka residents in all income categories are generally well served by local financial institutions. Discussions with City staff and local developers, however, indicate that financing for multi-family construction is hard to obtain. To the degree that lower-income households depend on the affordability provided by multi-family housing, this group is currently under-served by local and regional financial institutions. Financing for single family construction is readily available in all areas of the city. The Eureka Redevelopment Agency supplements the financial services otherwise provided by private financial institutions by providing low-interest grants and loans for housing rehabilitation to lower-income households in Eureka.

CURRENT AND PAST HOUSING PROGRAMS IN EUREKA

EXISTING HOUSING PROGRAMS

Redevelopment Agency

The Eureka Redevelopment Agency is the primary vehicle through which the City implements its housing programs. As such, the agency administers programs for the redevelopment project area programs that are citywide in scope. Under state law, the Redevelopment Agency is required to set aside 20 percent of all tax increment revenue from the project area to establish a Low and Moderate Income Housing Fund (LMIHF) and to prepare an Affordable Housing Strategy to utilize LMIHF funds in conformance with state law and the Housing Element of the Eureka's General Plan. Eureka's Affordable Housing Strategy was prepared in September 1991 by the Eureka Housing Advisory Board and was designed to improve and preserve the community's supply of low- and moderate-income housing.

In addition to the LMIHF fund, the Redevelopment Agency and the City created the Eureka Residential Assistance Program in 1976 and since that time have utilized various federal, state, and local housing resources including the Community Development Block Grant Program, Section 312 Rehabilitation Loan Program, Section 202 Elderly New Construction Program, and U.S. Housing and Urban Development (HUD) Rental Rehabilitation Program Funds.

Currently, Redevelopment Agency efforts are focused on first-time homeowner assistance and housing rehabilitation. The Redevelopment Agency is currently assisting first-time homebuyers through its Downpayment Assistance Program (\$150,000 in loans to first-time homebuyers since 1992). The Redevelopment Agency is also currently considering two Keyser Marston reports published in June 1992 that evaluate the feasibility of a new construction first-time home ownership program for Eureka. This program would broaden the Redevelopment Agency's role to include single-family infill construction in the Downtown/Old Town area. In terms of rehabilitation, the Redevelopment Agency is assisting renter- and owner-occupied housing rehabilitation through its Full-Scale Neighborhood Improvement Organization Program (\$55,000 in grants since December 1991), the HUD Rental Rehabilitation Program, and the CDBG Housing Rehabilitation Program.

The Redevelopment Agency's Low and Moderate Income Housing Fund (i.e., 20 percent set-aside fund) is expected to receive approximately \$3,532,000 for the period FY 1992 through FY 1997. According to the Low and Moderate Income Housing Fund Strategy, published in 1991, 50 percent of this money will be dedicated to rehabilitation efforts, 30 percent will be dedicated to new housing construction, and 20 percent will pay for administrative services. Table II-30 shows a summary forecast of housing set-aside funds for the years 1986 through 2004.

TABLE II-30
SUMMARY FORECAST OF HOUSING SET-ASIDE FUNDS
Eureka Redevelopment Agency
1986 through 2004

Fiscal Year Ending	Projected Tax Increment Revenue	Annual Housing Set-Aside	Accrued Interest* on Set- Aside Fund Deficit	Cumulative Housing Set-Aside
1986 to 1992	--	--	--	\$2,414,424
1992	\$2,099,350	\$419,870	\$96,685	\$2,930,979
1993	2,200,700	440,140	102,798	3,473,917
1994	2,310,735	462,147	109,262	4,045,326
1995	2,426,272	485,254	116,154	4,646,734
1996	2,547,585	509,517	123,505	5,279,756
1997	2,674,965	534,993	131,347	5,946,096
1998	2,808,713	561,743	139,715	6,647,554
1999	2,949,148	589,830	148,646	7,386,030
2000	3,096,606	619,321	158,178	8,163,529
2001	3,251,436	650,287	168,355	8,982,171
2002	3,414,008	682,802	179,222	9,844,195
2003	3,584,708	716,942	190,829	10,751,966
2004	\$1,881,972	\$376,394	\$233,339	\$11,361,699

Note: *This column represents interest that accrues on money the Redevelopment Agency was required but failed to set aside for housing in the early years of the Redevelopment Agency.

Source: City of Eureka Redevelopment Agency

Eureka Housing Authority

Established in 1946, the Housing Authority of the City of Eureka is another important component of the City's housing efforts for very low and low-income residents. Currently, the Housing Authority owns and operates 198 federally-assisted low-income public housing units located on 11 sites throughout the city. The Housing Authority also owns and operates 51 units of Section 8 New Construction family units financed by the California Housing and Finance Agency (CHFA) on three sites. On August 12, 1993, the Housing Authority was designated a "High Performer" by the Department of Housing and Urban Development (HUD) for its outstanding management of its public housing developments. The Housing Authority administers the Section 8 Housing Assistance Payments Program within the city, which aids low-income renters by paying a portion of their rent to private landlords, not to exceed the fair market rent published by HUD. In this program, the renter pays no more than 30 percent of their gross income

for rent and utilities and the Housing Authority makes up the difference. This program is comprised of 503 units under the Section 8 Certificate Program and 150 units under the Section 8 Voucher Program.

In 1991, the Housing Authority offered the Mortgage Credit Certificate (MCC) Program throughout Humboldt County. This program, which aids first-time homebuyers has helped 30 individuals and families within Eureka and 178 throughout the rest of Humboldt County.

The Housing Authority also self funds and administers a Security Deposit Letter of Credit Program. This program aids those who cannot afford a first and last month's rent and security deposit to secure private-market rental housing. The letter of credit is issued by the Housing Authority and allows for the payment of the security deposit and one month's rent over a one-year period. Should the renter move prior to the one year and not have satisfied the payment of the deposits, the Housing Authority pays what is owed to the landlord. After one year is up, the Housing Authority has no further obligation to either the renter or the landlord. This is an ongoing program.

Lastly, the Housing Authority administers the Housing Opportunities for People With Aids (HOPWA) Rental and Utility Assistance Program. Funded by the State of California, this program helps individuals who are HIV positive and in jeopardy of losing their housing or having their utilities terminated due to nonpayment, by making a one-time payment on their behalf. This program is due to end sometime in 1993.

Non-Profit Housing Development Corporation

Non-profit housing developers are an important component in an overall strategy for developing affordable housing. Non-profits can tap state and federal funds not available to public agencies and private developers, can negotiate contracts without the requirements that bind public agencies, and can play an aggressive role in initiating construction projects. For example, the Redevelopment Agency can acquire property then lease or sell property and make loans or grants to non-profit housing development corporation. The non-profit then develops and operates affordable housing projects for the Redevelopment Agency and the City. The Housing Authority could work closely with the non-profit housing development corporation to manage rental properties in conformance with the rent limitations and housing goals of the City.

Eureka is currently considering creating a non-profit housing development corporation to assist in the development and operation of very low- and low-income housing.

Mortgage Credit Certificates (MCCs)

MCCs are designed to help moderate-income home buyers qualify for home mortgages. Home purchasers who receive MCCs are entitled to an income tax credit equal to a specified percentage of the interest they pay during the tax year on the mortgage on their principal residence. This reduces the borrower's monthly payments and enables lenders to qualify people whose high debt-to-income ratio would otherwise disqualify them.

The City of Eureka, through the Eureka Housing Authority, currently administers a MCC Program which has disbursed \$350,000 in tax credits since mid-1991.

Community Development Block Grant Program (CDBG)

Through the CDBG, HUD provides grants and loans to local government for funding a wide range of community development activities. Although spending priorities are determined at the local level, the purpose of the CDBG Program is to provide adequate housing, a suitable living environment, and expanded economic opportunities for persons of low- and moderate-income. A minimum of 51 percent

of the CDBG funds must be used for the support of activities that benefit low- and moderate-income persons.

Basic eligible activities include, but are not limited to: 1) acquisition and disposition of real property; 2) public facilities and improvements; 3) slum clearance activities; 4) public services; 5) interim assistance; 6) payment of non-federal share of a grant-in-aid program; 7) urban renewal completion; 8) demolition and relocation; 9) removal of architectural barriers to the physically disabled; 10) privately owned utilities; and 11) improvement of sites for assisted housing. CDBG assistance may be used for the following rehabilitation and preservation activities: 1) rehabilitation of public residential structures; 2) modernization of public housing; 3) rehabilitation of private properties; 4) temporary relocation assistance; 5) code enforcement; and 6) historic preservation. Except in limited circumstances, Community Development Block Grants may not be used for new construction of housing.

Eureka competes annually for CDBG funds through the State's Small Cities Program. The City has used CDBG funds primarily for housing rehabilitation. The City could also use these funds for infrastructure improvements and to writedown land costs and site improvements for new development.

Home Investment Partnership Act (HOME Program)

The HOME Program is a new federal housing program enacted pursuant to Title II of the National Affordable Housing Act (1990). The purposes of the HOME Program are to: 1) expand the supply of decent, affordable housing for low- and very low-income families, with emphasis on rental housing; 2) increase state and local capacity to carry out affordable housing programs; and 3) provide for coordinated assistance to participants in the development of affordable low-income housing. The HOME Program funds can be used for acquisition, rehabilitation, new construction, and first-time homebuyers programs. Developers in Eureka can also apply for HOME funds on a project-by-project basis.

Eureka applied for but was denied HOME Program funds in FY 93-94. The City intends to reapply for HOME Program funds in upcoming funding cycles.

Other Program Efforts

The earlier discussion of special needs describes other housing program efforts that have been or are currently being undertaken by the City of Eureka and other agencies and organizations in the Eureka area.

ACHIEVEMENTS OF THE PREVIOUS HOUSING ELEMENT

To effectively address current housing problems in Eureka, it is useful to examine the effectiveness of past housing policies and programs. The following is an analysis of actions taken to implement the City's 1984 Housing Element.

The following four goals were adopted as part of the 1984 Housing Element:

GOAL A: *TO ASSIST BOTH THE PRIVATE AND PUBLIC SECTORS, WHERE NECESSARY, IN THEIR OVERALL EFFORTS TO PROVIDE A VARIETY OF HOUSING TYPES TO MEET THE NEEDS OF ALL SEGMENTS OF THE COMMUNITY.*

GOAL B: *TO ENCOURAGE THE MAINTENANCE AND CONTINUED IMPROVEMENT OF THE EXISTING HOUSING STOCK.*

GOAL C: *TO PROMOTE AMPLE OPPORTUNITY TO SECURE SAFE, SANITARY AND AFFORDABLE HOUSING FOR EVERYONE IN THE COMMUNITY REGARDLESS OF RACE, SEX AND OTHER ARBITRARY FACTORS.*

GOAL D: *TO ENCOURAGE ENERGY EFFICIENCY IN ALL NEW AND EXISTING HOUSING.*

The Housing Element also included policies, implementation programs, and quantified objectives which specified the maximum number of housing units that could be constructed, rehabilitated, and conserved over the time frame of the Housing Element, based upon the needs, resources, and constraints identified at the time. The objectives recognized the inability of the City to influence most factors which determine housing production, including the economy and interest rates.

The quantified objectives were organized according to two categories: those requiring a public program effort and those to be met by the private sector without public involvement. The objectives were also organized according to the identified income levels and need. Table II-31 shows the quantified objectives for the 1984 Housing Element.

TABLE II-31

**QUANTIFIED OBJECTIVES FOR THE 1984 HOUSING ELEMENT
Eureka**

Category	Program Units (rental unless otherwise specified)	Private Sector Units
New Construction		
Very Low Income	60	0
Other Income	20	40
Moderate Income	20	100 (25 owner occupied)
Above Moderate Income	0	120 (100 owner occupied)
Rehabilitation	120 (42 owner occupied)	60 owner occupied
Conservation		
Section 8	440	
Weatherization	1500	

Source: City of Eureka

Discussion of Goals and Accomplishments

GOAL A: *TO ASSIST BOTH THE PRIVATE AND PUBLIC SECTORS, WHERE NECESSARY, IN THEIR OVERALL EFFORTS TO PROVIDE A VARIETY OF HOUSING TYPES TO MEET THE NEEDS OF ALL SEGMENTS OF THE COMMUNITY.*

This goal was aimed at the development of additional units within Eureka through a variety of means. The City did use a variety of means to encourage the private sector to construct new units and rehabilitate existing units (rehabilitation of existing units is included in the discussion under Goal B). For example, the City assisted a number of developers in applying for funds from the HUD 312 Program. This program was consistent with the City's policy of encouraging mixed commercial and residential uses. Between 1987 and 1990 two projects were completed using 312 funds, together with Agency funding. These projects provided a total of 16 units, all of which were also available for use by holders of Section 8 certificates. Between 1990 and 1992 two additional 312 projects were completed which provided an additional 11 affordable units.

The City also took several actions including ordinance revisions to clarify and set standards for second units and to assist in the development of mixed uses and adoption of a long-term strategy for use of the Redevelopment Agency's 20 percent set-aside.

These units were all located in Downtown and consisted of commercial uses on the first floors with the residential units on the upper floors. Besides adding units to the housing stock, the buildings were substantially rehabilitated as part of the projects. One of the buildings was identified as historically significant and the rehabilitation of the building was reviewed and approved by the State Historic Preservation Officer as well as the Federal Department of Interior's Historic Preservation Office.

Other units added by the public sector included units added as part of the rehabilitation of existing units. These units were funded with Eureka Redevelopment Agency's funds. A total of 10 units were added to the housing stock as part of the rehabilitation efforts noted (i.e., an existing structure was rehabilitated but in the process additional units were created). All of these units were affordable to low income households.

Units added to the housing stock through private means included 195 multi-family and 207 single family units (including second units). Except for those units assisted with federal, state, or Redevelopment Agency funds (or some combination of funds), the City has no way of knowing which of the private units were affordable to very low, low and moderate income households. Accordingly, the City assumes the units were all affordable to households with moderate or above moderate incomes.

Other efforts by the City to assist the private sector in the provision of housing included the adoption of a Second Unit Ordinance, which had not existed prior to the 1984 Housing Element, and the encouragement of mixed use developments in the commercial areas of Eureka. The City has been aware of second units being constructed without building permits in the past. Such units would eventually be identified through enforcement actions, when a property owner applies for other permits, or when the property is sold. The Second Unit Ordinance was adopted in 1990, and since that time 11 units have been constructed. The City estimates between five and ten second units are being constructed each year without City approval.

The Coastal Zoning Ordinance was adopted in 1985 and includes a majority of Eureka's commercial space in the Old Town area. This ordinance permits the use of upper floors in those commercial areas for residential uses. New residential units added in the Coastal Zone consist of HUD 312 projects with all units affordable to low- and moderate-income households.

In 1991 Eureka's Heritage Society, with the support of the City Council, completed an application for the creation of a Historic District in Eureka. The District includes most of Old Town and a part of Downtown Eureka. The District was approved for the National Register of Historic Places in 1992. The District designation is intended to encourage the conservation of existing structures identified as historically significant.

While Eureka has had far fewer demolitions of historic structures than other California cities, this Historic District will assist in the review of such structures prior to significant changes or demolitions. In 1990, the City Council passed a resolution requiring City review of all proposed demolitions of historical structures in the city. The City is in the process of developing an ordinance that would more specifically address the review process for changes to these buildings.

The City did not update its General Plan in 1985 as programmed in the 1984 Housing Element. Many of the tasks that were expected to be undertaken as a part of a General Plan update did not occur, including a survey of vacant parcels. As part of the work for this updated Housing Element a field survey of parcels identified by the County Assessor as being vacant, however, was completed in August and September of 1992. The City has hired a consulting firm to update the City's General Plan. The

update will ensure that the remainder of the General Plan will be reviewed to maintain internal consistency with the Housing Element.

GOAL B: TO ENCOURAGE THE MAINTENANCE AND CONTINUED IMPROVEMENT OF THE EXISTING HOUSING STOCK.

The City of Eureka made significant progress towards meeting this goal. Because much of the funding available to local government (for small communities) is targeted to rehabilitation, the City applied numerous times since the 1984 for rehabilitation funding.

To support its rehabilitation efforts, the City received Community Development Block Grant funds and Rental Rehabilitation funds. The City also used the State Deferred Payment Rehabilitation Loan Program funds for its rehabilitation efforts. The Eureka Housing Advisory Board and Redevelopment Agency were involved in the application process for these grant funds as well as the project approvals for the specific projects funded.

The City designated a part of the Jefferson Neighborhood Area solely for one of its Block Grants and extended the project area in the following Block Grant application to include the remainder of the neighborhood. The Rental Rehabilitation Grant's Project Area consisted of the majority of the Core Area of the Redevelopment Project Area.

The City was also able to use Redevelopment Agency funds both as a separate funding source as well as matching funds for the state and federal funds mentioned. The specific numbers of units which were rehabilitated are enumerated in the section discussing the quantified objectives of the 1984 Housing Element.

Rehabilitation of units is difficult to tract except when its done with the assistance of the grant programs outlined above. Many units were rehabilitated without program assistance during the time frame of the 1984 Housing Element, perhaps as many as were rehabilitated with assistance from state and local sources.

GOAL C: TO PROMOTE AMPLE OPPORTUNITY TO SECURE SAFE, SANITARY AND AFFORDABLE HOUSING FOR EVERYONE IN THE COMMUNITY REGARDLESS OF RACE, SEX, AND OTHER ARBITRARY FACTORS.

As a condition for receiving funding from any of the programs mentioned above, the City requires the recipients of the funding to assure they will meet the equal opportunity measures stated in each grant. The Eureka Housing Authority targeted 235 of 492 Section 8 certificates for special low-income groups which included the handicapped, disabled, and the elderly. The remainder of the certificates were used for low-income households not falling in one of the categories mentioned.

The shared housing program mentioned in the 1984 Housing Element was not accomplished. City staff is currently discussing with the Eureka Housing Authority and the Senlor Resource Center the possible construction of new units to house seniors and single mothers within the same complex. Part of the complex would include daycare for children and seniors. The project is highly dependent upon the availability of funds for new construction.

GOAL D: TO ENCOURAGE ENERGY EFFICIENCY IN ALL NEW AND EXISTING HOUSING.

The City makes information concerning energy conservation available through its Building Department. As with other jurisdictions throughout the state the City enforces the requirements of the Uniform Building Code relative to energy conservation as well as the administrative requirements adopted by the California Energy Commission. Since the Eureka area has a relatively mild climate and does not experience dramatic temperature changes, even on a seasonal basis, standard insulation strategies are generally adequate for energy conservation in new construction.

The City has also worked with Redwood Community Action Agency, a local non-profit, which provides weatherization services in conjunction with Pacific Gas & Electric, the local power utility. RCAA assists lower-income households with actual building retrofits as well as coordinating assistance with utility bills. The number of units assisted by this program is included in the discussion of the Housing Element quantified objectives.

Discussion of the 1984 Quantified Objectives

The City based its 1984 quantified objectives (shown in Table II-27) on the needs, resources, and constraints identified in the 1984 Housing Element. The City divided the quantified objectives into program units (i.e., including units assisted by the City, the Eureka Housing Authority, and non-profit housing sponsors) and private sector units (i.e., units developed without public assistance). The quantified objectives projected a total of 100 new program units affordable to low- and moderate-income households and 260 private sector units affordable to above moderate-income households.

During the period 1984 to 1990, the Redevelopment Agency constructed 16 multi-family units with HUD 312 Program funds. Ten units were also added as part of Redevelopment Agency rehabilitation projects. No single family program units were built during the time frame of the 1984 Housing Element.

During the period 1984 to 1990, public funding for new construction was generally unavailable. High interest rates and unemployment rates in the County that exceed state levels by three to four percent dampened prospective buyers' interest in new housing units. Private developers constructed only 207 single family units and 195 multi-family units without assistance during the Housing Element time frame.

The 1984 quantified objectives projected the rehabilitation of 120 assisted units (78 which were to be rentals) and the rehabilitation of 60 private sector units. The 1984 quantified objectives also projected the conservation of 440 lower-income units through the Section 8 Program. Finally, the 1984 quantified objectives projected the weatherization of 1,500 units. The City surpassed its objectives for rehabilitation and conservation during the Housing Element time frame, rehabilitating 170 units of housing and issuing 492 Section 8 Certificates. The Redwood Community Action Agency City weatherized 1,438 housing units which amounted to 96 percent of the weatherization objective.

Table II-32 shows housing rehabilitation activity from July 1, 1984, to January 1, 1991.

TABLE II-32**HOUSING REHABILITATION ACTIVITY
Eureka
1984 to 1991**

Program	Number of Units
Single Family Units	
ERAP (Eureka Rental Assistance Program)	33
HUD 312	1
HCD DPRLP (Deferred Payment Rehabilitation Loan Program)	2
Rental Rehabilitation	20
Total	56
Multi-Family Units	
ERAP	18
Rental Rehabilitation	96
Total	114

Source: City of Eureka

PUBLIC PARTICIPATION PROGRAM

The City's efforts to involve all economic segments of the community in the housing element update process included meetings with the Eureka Housing Advisory Board, Eureka Planning Commission, the Homeless Task Force Coordinator, and the Executive Director of the Eureka Housing Authority. City consultants also interviewed Barbara Denny from the Humboldt County Senior Resource Center, Barbara Walser from Silvercrest Residence, Mari Glynn from Humboldt Access Project, and Susan Brown from the Humboldt County Association for Retarded Citizens. These organizations work closely with low-income persons, including homeless persons, and represent their interests. Noticed public hearings were conducted by the Planning Commission and City Council prior to adoption of the element, with meeting announcements published in the local newspaper and sent to an extensive mailing list.

GENERAL PLAN CONSISTENCY

The Housing Element includes numerous goals, policies, and implementation programs, some of which may be inconsistent with goals, policies, and implementation programs in other elements of the existing General Plan. The City of Eureka initiated a comprehensive update of its General Plan in December 1992 and is expected to complete work in early 1995. Any inconsistencies among elements or policies resulting from the adoption of this Housing Element will, therefore, be resolved during the course of the comprehensive General Plan update.

SUMMARY OF FINDINGS

The following summarizes key findings from the *General Plan Background Report*:

- Eureka's housing stock is relatively old and in need of substantial rehabilitation. According to a City survey, there were approximately 1,663 housing units in need of rehabilitation in the city in 1990.
- Eureka had an overall housing vacancy rate of 5.4 percent in 1990. Vacancy rates in 1990 were 3.7 percent for single family housing and 9.8 percent for multi-family housing.
- Home ownership and rental is affordable to a wide range of households in Eureka. The median sale price of a single-family dwelling was approximately \$90,000 in 1992, which is below the maximum \$128,000 price affordable to the moderate-income household in Eureka and only slightly above the \$85,619 price affordable to low-income households in Eureka. The median rental price was \$340 in 1992, which is below the \$370 price affordable to the very low-income household in Eureka.
- The Humboldt County Association of Governments (HCAOG) issued fair share housing allocation numbers in October 1992. HCAOG's adjusted housing allocation for Eureka indicates a need for development of 762 housing units between 1991 and 1997. By income category, Eureka would need to add 209 units of very low-income housing (affordable to households with incomes up to 50 percent of area median income), 128 units of low-income housing (affordable to households with incomes up to 80 percent of area median income), 51 units of moderate-income housing (affordable to households with incomes up to 120 percent of area median income), and 374 units of above moderate-income housing (affordable to households with incomes above 120 percent of area median income).
- Eureka had a higher percentage of elderly persons than either Humboldt County or California as a whole in 1990. Approximately 15 percent of Eureka's population was over age 65 in 1990. Twelve percent of all elderly households in Eureka were living in poverty.
- Eureka had a higher percentage of single-women households with children than either Humboldt County or California as a whole in 1990. Approximately 29 percent of Eureka's households were headed by a single mother in 1990. Forty-two percent of all single-women households with children in Eureka were living in poverty in 1990.
- According to the *Humboldt County Homeless Task Force Report to the Humboldt County Board of Supervisors*, published in March 1991, there were more than 1,200 homeless persons in Humboldt County in 1990. Of these, 20 were youth away from home, 700 were in families, and 500 were individuals who were substance abusers, mentally ill, or generally indigent. Although the report does not generally specify where homeless persons are located in the county, it does report that of the estimated 500 individuals, approximately 200 were living in the Eureka. The 1990 Census reported 173 persons in homeless shelters and 27 homeless persons visible in street locations in Eureka in 1990.
- The City of Eureka has adequate sites to accommodate the housing needs of all income groups in the Eureka.

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LIST OF PERSONS CONSULTED

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Barbara Denny, Humboldt County Senior Resource Center

Mari Glynn, Humboldt Access Project

Kevin Hamblin, Community Development Director, City of Eureka

Nancy Howatt, Assistant Finance Director, City of Eureka

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David McGinty, Utilities Director, City of Eureka

Robert Morelli, Eureka Housing Authority

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APPENDIX A

SPECIAL HOUSING REQUIREMENTS

In addition to requiring each city and county adopt a housing element, the California Legislature has enacted some very specific requirements to ensure that local regulatory procedures do not constrain housing development. This chapter summarizes these special housing mandates.

DISAPPROVAL OF LOW- AND MODERATE-INCOME HOUSING PROJECTS

A local agency shall not disapprove a housing development project affordable to low- or moderate-income households or condition approval in such a manner which renders the project infeasible unless it finds one of the following:

- The jurisdiction has an adopted housing element and the project is not needed to meet its share of the regional housing need for low-income housing;
- The project would have a specific, adverse impact upon the public health or safety which could not be mitigated without rendering the project unaffordable to low- and moderate-income households;
- The denial is required in order to comply with specific state or federal law
- The approval would increase the concentration of lower-income households in a neighborhood that already has a disproportionately high number of lower income households and there is no alternative site on which the project could be developed without rendering the project unaffordable to low- and moderate-income households;
- The project is proposed on land zoned for agriculture or resource preservation which is surrounded on at least two sides by land being used for agriculture or resource preservation;
- The development is inconsistent with the jurisdiction's general plan land use designation, and the jurisdiction has an adopted housing element.

FINDINGS ON HOUSING LIMITS

Any city or county adopting or amending its general plan in a manner that limits the number of units that may be constructed on an annual basis must make specified findings concerning the efforts it has made to implement its housing element and the public health, safety, and welfare considerations that justify reducing the housing opportunities of the region (*Government Code* § 65302.8 and § 65863.6).

HOUSING DISAPPROVALS AND REDUCTIONS

When a proposed housing development complies with applicable local policies and regulations in effect at the time the application is determined to be complete, the local agency may not disapprove the project or reduce its density unless it makes specified findings (*Government Code* § 65589.5).

CONVERSION OR DEMOLITION OF LOW-INCOME HOUSING IN THE COASTAL ZONE

The conversion or demolition of existing residential dwelling units occupied by persons and families of low or moderate income shall not be authorized unless provision has been made for the replacement of those units (*Government Code* § 65590).

CONVERSION OR DEMOLITION OF RESIDENTIAL USES IN THE COASTAL ZONE

The conversion or demolition of any residential structure for purposes of a nonresidential use which is not coastal dependent shall not be authorized unless the City determined that the residential use is no longer feasible. If the City makes this finding and allows conversion or demolition any residential structure, it shall require replacement of any dwelling units occupied by persons and families of low or moderate income (*Government Code § 65590*).

NEW HOUSING DEVELOPMENT IN THE COASTAL ZONE

New housing developments constructed in the coastal zone shall, where feasible, provide housing for persons and families of low or moderate income (*Government Code § 65590*).

SOLAR ENERGY SYSTEMS

Cities and counties may not enact zoning provisions that effectively prohibit or unnecessarily restrict the use of solar energy systems, except for the protection of public health or safety. Allowable "reasonable restrictions" include those that do not significantly increase the cost of the solar system or significantly decrease its efficiency and those that allow for an alternative system of comparable cost and efficiency (*Government Code § 65850.5*).

SECONDARY RESIDENTIAL UNITS

To encourage establishment of secondary units on existing developed lots, cities and counties are required to either (1) adopt an ordinance based on standards set out in the law authorizing creation of second units in residentially zoned areas; or (2) where no ordinance has been adopted, allow second units by use permit if they meet standards set out in the law. Local governments are precluded from totally prohibiting second units in residentially zoned areas unless they make specific findings (*Government Code § 65852.2*).

MOBILEHOMES IN SINGLE-FAMILY ZONES

Cities and counties shall allow the installation of mobilehomes on permanent foundations on lots zoned for conventional single-family dwellings. Cities and counties shall only subject mobilehomes to the same development standards that apply to single-family dwellings. Any architectural requirements, however, shall be limited to roof overhang, roofing material, and siding material and shall not exceed those which would be required of a single-family dwelling constructed on the same lot. Any area considered to be of special historical interest may be exempted from this provision (*Government Code § 65852.3*).

MOBILEHOME PARKS

Health and Safety Code § 18300 preempts local authority to regulate mobilehome parks except in regards to a very limited set of powers, and vests the responsibility with the California Department of Housing and Community Development. Local authorities can assume responsibility for enforcement of regulations from the department upon 30 days written notice to the department. Whether or not the local authority assumes enforcement powers from the state, it retains the power to:

- establish certain zones for mobilehome parks and to prohibit mobilehome parks from non-residential zones;

- establish types of mobilehome uses including family mobilehome parks, adult mobilehome parks, mobilehome condominiums, mobilehome subdivisions, or mobilehome planned unit developments;
- adopt rules and regulations prescribing park perimeter walls or enclosures on public street frontage, signs, access, and vehicle parking;
- prohibit certain uses for mobilehome parks;
- regulate the construction and use of equipment and facilities located outside of a mobilehome unit;
- regulate the density of a mobilehome park provided the density is not less than that allowed for other residential uses within that zone;
- require recreational facilities, recreational areas, etc., to the extent that such facilities or improvements are required for other types of residential developments containing a like number of residential dwelling units.

A mobilehome park is deemed by state law to be a permitted use on all land general planned and zoned for residential use (*Government Code § 65852.7*).

MOBILEHOME PARK CONVERSIONS

Any subdivider filing a tentative or parcel map to be created from the conversion of a mobilehome park to another use must prepare and file a report on the impact of the conversion on the displaced mobilehome park residents. The subdivider shall make a copy of the report available to each resident of the mobilehome park at least 15 days prior to the public hearing. The city or county with jurisdiction must consider the impact report at a public hearing and may require as a condition of approval of the conversion that the project sponsor mitigate the impacts of displacement. These provisions also apply when closure of a mobilehome park is the result of a decision by a local government entity or planning agency (*Government Code § 65863.7 and § 66427.4*).

NOTIFICATION ON MOBILEHOME PARK CONVERSIONS

A city or county that has received an application for a mobilehome park conversion must notify the applicant at least 30 days prior to any hearing or action of state and local requirements for applicant notification or mobilehome owners and park residents concerning the proposed change. No action may be taken on the application until the applicant has satisfactorily verified that mobilehome owners and park residents have been properly notified (*Government Code § 65863.8*).

LIMITATIONS ON DEVELOPMENT PERMIT FEES

Fees charged by local public agencies for zoning changes, variances, use permits, building inspections, building permits subdivision map processing, or other planning services may not exceed the estimated reasonable cost of providing the service for which the fee is charged. Fees may exceed this limit only with a two-thirds vote of the electorate (*Government Code § 54990 and § 65909.5*).

RESIDENTIAL ZONING

Cities and counties must zone a sufficient amount of vacant land for residential use to maintain a balance with land zoned for non-residential use (e.g., commercial and industrial) and to meet the community's projected housing needs as identified in the housing element of the general plan (*Government Code § 65913.1*).

RESIDENTIAL SUBDIVISION STANDARDS

Cities and counties may not impose standards for design and improvement for the purpose of making the development of housing for any and all economic segments of the community infeasible. Furthermore, it shall consider the effect of ordinances adopted and actions taken with respect to the housing needs of the region in which the local jurisdiction is situated (*Government Code § 65913.2*).

COORDINATED PERMIT PROCESSING

Each city and county must designate a single administrative entity to coordinate the review and decision-making and provision of information regarding the status of all applications and permits for residential, commercial, and industrial developments (*Government Code § 65913.3*).

DENSITY BONUSES

When a developer agrees to construct at least 20 percent of the total units in a housing development for lower income households, 10 percent of the total units for very low income households, or 50 percent of the total dwelling units for qualifying senior citizens, the city or county must either grant a density bonus and at least one other concession or incentive, or provide other incentives of equivalent financial value. The developer must agree to ensure continued affordability for all lower income units for 30 years (10 years under particular circumstances). The density bonus must increase by at least 25 percent the other maximum allowable density specified by the zoning ordinance and the land use element of the general plan. Each city or county must set up procedures for carrying out these provisions (*Government Code § 65913.4 and § 65915*).

DENSITY BONUSES FOR CONDOMINIUM CONVERSIONS

When a developer proposing to convert apartments to condominiums agrees to provide at least 33 percent of the total units in the proposed condominium project for low or moderate income households, at least 15 percent of the total units for lower income households, the city or county must either grant a density bonus or provide other incentives of equivalent financial value. The density bonus must increase by at least 25 percent over the number of apartments to be provided within the existing structure proposed for conversion (*Government Code § 65915.5*).

CEQA AND DENSITY REDUCTIONS

Cities and counties may deny or reduce the density set forth by the general plan for a housing project only as a mitigation measure for a specific adverse impact upon public health or safety pursuant to the California Environmental Quality Act and only when there is no other feasible mitigation that would achieve comparable density results (*Public Resources Code § 21085*).

RESIDENTIAL ENERGY CONSERVATION

Cities and counties are required to adopt energy conservation standards for new residential dwellings (excluding apartment houses with four or more stories and hotels); (*Public Resources Code § 25402.1*).

REDEVELOPMENT REPLACEMENT HOUSING

Every redevelopment plan must contain provisions that provide replacement housing on a "one-for-one" basis for low and moderate income persons displaced by redevelopment activity. (*Health and Safety Code § 33334.5*).

TAX INCREMENT FUNDS FOR HOUSING

Redevelopment agencies must use at least 20 percent of tax increment revenues generated by a redevelopment project to increase and improve the community's supply of housing for persons of low and moderate income. Certain findings may be made by the agency to set aside less than 20 percent if no need exists for such housing, if less than 20 percent is required to meet the need, or if a substantial effort to meet the needs is being made (*Health and Safety Code* § 33334.2).

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